

**AGENDA
PLANNING COMMISSION MEETING
CITY OF SHOREVIEW**

DATE: DECEMBER 3, 2013

TIME: 7:00 PM

PLACE: SHOREVIEW CITY HALL

LOCATION: 4600 N. VICTORIA

1. CALL TO ORDER

ROLL CALL

APPROVAL OF AGENDA

2. APPROVAL OF MINUTES

October 22, 2013

Brief Description of Meeting Process – Chair Steve Solomonson

3. REPORT ON CITY COUNCIL ACTIONS:

Meeting Date: November 4th and 18th; December 2nd, 2013

4. OLD BUSINESS

A. MINOR SUBDIVISION / VARIANCE

File No: 2503-13-30

Applicant: Saint Marie, LLC

Location: 181 Saint Marie

5. NEW BUSINESS

A. REZONING/PRELIMINARY PLAT – PUBLIC HEARING

File No: 2505-13-32

Applicant: Lynn Noren / Pulte Homes of Minnesota, LLC

Location: 5878 Lexington Avenue

**B. REZONING/COMPREHENSIVE GUIDE PLAN/PRELIMINARY PLAT/
PLANNED UNIT DEVELOPMENT-DEVELOPMENT STAGE – PUBLIC HEARING**

File No: 2507-13-34

Applicant: Ruth Kozlak / United Properties Residential, LLC

Location: 4785 Hodgson Road & 506 Tanglewood Drive

C. PLANNED UNIT DEVELOPMENT – CONCEPT REVIEW

File No: 2506-13-33

Applicant: Ben & Carol Osterbauer / Zawadski Homes

Location: 244 Grand Avenue & 244 Owasso Blvd. North, including adjacent vacant property

6. MISCELLANEOUS

A. City Council Meeting Assignments - December 16th, 2013 Thompson

B. Planning Commission Meeting – December 10th, 2013

7. ADJOURNMENT

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**SHOREVIEW PLANNING COMMISSION
MEETING MINUTES
October 22, 2013**

CALL TO ORDER

Chair Solomonson called the October 22, 2013 Shoreview Planning Commission meeting to order at 7:00 p.m.

ROLL CALL

The following Commissioners were present: Chair Solomonson, Commissioners, Ferrington, McCool, Proud, Schumer, Thompson and Wenner.

Commissioners Proud and Thompson were absent.

APPROVAL OF AGENDA

MOTION: by Commissioner Wenner, seconded by Commissioner Schumer to approve the October 22, 2013 Planning Commission meeting agenda as submitted.

VOTE: Ayes - 5 Nays - 0

APPROVAL OF MINUTES

A correction to the vote on page 7 should be Ayes - 5, Nays - 0 (not 7).

MOTION: by Commissioner Schumer, seconded by Commissioner Wenner to approve the September 24, 2013 Planning Commission meeting minutes, as amended.

VOTE: Ayes - 3 Nays - 0 Abstain - 2 (Ferrington, McCool)

REPORT ON CITY COUNCIL ACTIONS:

Presentation by City Planner Kathleen Castle

The City Council approved the minor subdivision at 5107 Alameda Street and the site and building plan review for the Lakeshore Oaks Apartments at 505, 525, 555, 585, and 605 Harriet Avenue, as recommended by the Planning Commission. Language regarding future development and recreational needs for the property were put into the Development Agreement.

OLD BUSINESS

VARIANCE/RESIDENTIAL DESIGN REVIEW – EXTENSION

FILE NO.: 2463-12-26
APPLICANT: JONATHAN GUSDAL AND SONJA HAGANDER/HAMLIN & RUTH HAGANDER
LOCATION: 3194 OWASSO BOULEVARD

Presentation by Senior Planner Rob Warwick

At the October 23, 2012 Planning Commission meeting a variance and Residential Design Review was approved for the subject property that included demolition of the existing home and detached garage in order to construct a new home. The property is a substandard riparian lot on Lake Owasso. The variance that was approved was to change the Ordinary High Water (OHW) of Lake Owasso from 162.95 feet to 95.6 feet as measured to the proposed patio. This would increase the structure setback from West Owasso Boulevard from 114 feet to 177.2 feet.

The proposed new home is for a two-story home with 3-car attached garage. The lower level would be a walk-out. A new driveway would be put in on the north side of the lot. The significant grading required would be addressed with the building permit application.

Practical difficulty was found regarding setbacks due to the existing home to the south and the topography of the subject property. Shoreland mitigation practices include architectural mass, reduction in impervious surface by 9% and rain gardens to help with storm water management.

Due to applicant's health issues and job changes, an extension has been request. Staff recommends extension of the the applicants' request for the variance and Residential Design Review approval to October 24, 2014.

MOTION: by Commissioner Ferrington, seconded by Commissioner Schumer to extend the variance approval for 3194 West Owasso Boulevard, reducing the minimum setback from the OHW of Lake Owasso and increasing the maximum front yard setback for a new home on the property. The extension is for one-year, and will expire October 22, 2014. Conditions attached to the variance approval shall remain in effect.

VOTE: Ayes - 5 Nays - 0

NEW BUSINESS

PUBLIC HEARING - CONDITIONAL USE PERMIT

FILE NO: 2499-13-26
APPLICANT: MATTHEW & RACHEL KAREL
LOCATION: 863 TANGLEWOOD DRIVE

Presentation by City Planner Kathleen Castle

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This application is for a Conditional Use Permit to build a 400 square foot accessory structure to house a hot tub. The property is 1.77 acres and zoned RE. The proposed detached accessory structure requires a Conditional Use Permit due to its size.

The proposed structure would be located 10 feet from the driveway easement and 38 feet from the east lot line. It would be in the rear yard and not in view from adjacent homes. The proposed structure does conform to the City's height, screening and design standards. The height of the roof peak is 10 feet, less than the 18 feet permitted.

Property owners within 350 feet were notified of the proposal. One response was received in support of the project. One response opposes the project because of the proximity to the driveway. Staff finds the application to be in compliance with City standards and recommends the application be forwarded to the City Council with a recommendation for approval.

Commissioner Wenner asked if staff has had any discussion with the applicants regarding the email from adjacent neighbors regarding the best location for the proposed structure. Ms. Castle stated that she has not discussed the email with the applicants.

Commissioner McCool asked if there have been any enforcement issues regarding debris on the property. Ms. Castle responded that the City's Code Enforcement Officer will be following up regarding any enforcement issues.

Commissioner Ferrington asked if the matter should be tabled to give the neighbors an opportunity to further discuss the proposal with the applicants. Ms. Castle noted that the application complies with City standards including the location. She deferred to City Attorney Kelly, who stated the Commission could continue with the public hearing and consider the matter in light of testimony and the staff report.

Commissioner Ferrington asked if the location could be changed if this application is approved at this meeting. Ms. Castle stated that minor changes would be permitted. If the change is small, one or two feet and not closer to the driveway, it could be permitted administratively. She noted that the next Planning Commission meeting is December 3, 2013, which would be 60 days after the review period allowed for the application.

City Attorney Kelly stated that proper notice has been given for the public hearing at this meeting.

Chair Solomonson opened the public hearing.

Mr. Stephen Hoffman, 859 Tanglewood Drive, stated that he wrote the email in question and does not want to delay the project. The concern is that there will be two points along the driveway cluttered with outside storage and now this new structure. If there is any way to address, this they would like to work with the applicant and not stop the project. On a 1.7 acre lot there must be another location other than as close as possible to the driveway, although he understands there is a septic drain field to avoid. In discussing this with the applicant, he learned that it is more expensive to run electricity and utilities to the structure further into the lot. He

offered to participate financially with some of the extra costs because it would benefit him. If there is no other location, he would like to see landscaped screening planted so they do not see a gazebo and items stored outside along the driveway.

Chair Solomonson asked what location Mr. Hoffman would like to see. **Mr. Hoffman** stated that he would like to see it off the deck or further into the middle of the lot. Either place would be more private. Moving further is more cost and that is what he is willing to help with. He would also be willing to help with screening costs.

Rachel and Matt Karel, Applicants, stated the application is for the location stated in the submittal, which meets setback requirements. They would be willing to discuss a fence. It would have to be moved more than 100 feet because of the septic drain field.

Commissioner Ferrington asked if evergreens would be considered instead of a fence. The applicants answered that they would prefer trees.

Commissioner McCool asked if the structure could be moved further from the driveway. **Mr. Karel** responded that it could possibly be moved a couple of feet only. They are trying to stay as far from the drain field as possible.

Commissioner Schumer asked if the hot tub could be put on the deck. The applicants stated that because they want to build a structure around it they do not want it on the deck. It cannot be put on the other side of the property because of the septic tank.

MOTION: by Commissioner Wenner, seconded by Commissioner Schumer to close the public hearing.

VOTE: Ayes - 5 Nays - 0

Commissioners expressed appreciation for the willingness of the applicant and neighbor to work together. It was the consensus of the Commission to add a condition of screening with non-deciduous vegetation.

MOTION: by Commissioner Schumer, seconded by Commissioner Wenner to recommend the City Council approve the Conditional Use Permit submitted by Matthew and Rachel Karel, 863 Tanglewood Drive, to construct a detached accessory structure on their property, subject to the following conditions with an eighth condition to provide non-deciduous vegetation to provide screening from the road.

1. The project must be completed in accordance with the plans submitted with the application. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The exterior design and finish of the structure shall be compatible with the dwelling.
3. A minimum setback of 10-feet is required from the private driveway easement line.
4. The structure shall not interfere with the septic system located on the property.
5. The applicant shall obtain a building permit for the structure.

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6. The structure shall be used for the hot tub and other related household items and equipment.
7. The structure shall not be used in any way for commercial purposes.

Said approval is based on the following findings of fact:

1. The proposed accessory structure will be maintain the residential use and character of the property and is therefore in harmony with the general purposes and intent of the Development Ordinance.
2. The primary use of the property will remain residential and is in harmony with the policies of the Comprehensive Guide Plan.
3. The conditional use permit standards as detailed in the Development Ordinance for residential accessory are met.
4. The structure and/or land use conform to the Land Use Chapter of the Comprehensive Guide Plan and are compatible with the existing neighborhood.

VOTE: Ayes - 5 Nays - 0

PUBLIC HEARING - CONDITIONAL USE PERMIT

FILE NO.: **2504-13-31**
APPLICANT: **THOMAS & SUSAN WALGREN**
LOCATION: **212 BRIDGE STREET**

Presentation by City Planner Kathleen Castle

This application is a proposal to build a 175-square foot gazebo, a detached accessory structure larger than 150 square feet, which requires a Conditional Use Permit. The property consists of 10,720 square feet with an 80-foot width. It is developed with a single family home with a 3-car attached garage.

The rear yard is being re-landscaped and includes a patio, gazebo, hot tub and storm water management improvements. The gazebo would be 12 feet from the property line, and there is screening. The proposal complies with the Conditional Use Permit criteria and Development Code standards.

Property owners within 350 feet were notified of the proposal. Comments of support were received. Staff is recommending the application be forwarded to the City Council for approval.

Commissioner McCool questioned the amount of impervious surface. Ms. Castle answered that impervious surface will be at 37%, which is less than the 40% permitted.

City Attorney Kelly stated that proper notice has been given for the public hearing at this meeting.

Chair Solomonson opened the public hearing. There were no comments or questions.

MOTION: by Commissioner McCool, seconded by Commissioner Schumer to close the public hearing.

VOTE: Ayes - 5 Nays - 0

MOTION: by Commissioner Schumer, seconded by Commissioner Ferrington to recommend the City Council approve the Conditional Use Permit application submitted by Thomas and Susan Walgren, 212 Bridge Street, to construct a detached accessory structure (gazebo) on their property, subject to the following conditions:

1. The project must be completed in accordance with the plans submitted with the applications. Any significant changes to these plans, as determined by the City Planner, will require review and approval by the Planning Commission.
2. The exterior design and finish of the addition shall be consistent with the plans submitted and complement the home on the property.
3. The existing vegetation along that portion of the west side property line adjacent to the proposed structure must remain and be maintained.
4. The applicant shall obtain a building permit for the structure. The structure shall comply with the Building Code standards.
5. The structure shall be used for the recreational and leisure use consistent with the residential use of the property.
6. The structure shall not be used in any way for commercial purposes.

Said approval is based on the following findings of fact:

1. The proposed accessory structure will maintain the residential use and character of the property and is therefore in harmony with the general purposes and intent of the Development Ordinance.
2. The primary use of the property will remain residential and is in harmony with the policies of the Comprehensive Guide Plan.
3. The conditional use permit standards as detailed in the Development Ordinance for residential accessory are met.
4. The structure and/or land use conform to the Land Use Chapter of the Comprehensive Guide Plan and are compatible with the existing neighborhood.

VOTE: Ayes - 5 Nays - 0

MINOR SUBDIVISION / VARIANCE

FILE NO.: 2503-13-30
APPLICANT: SAINT MARIE, LLC
LOCATION: 181 ST. MARIE STREET

Presentation by City Planner Kathleen Castle

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The property is zoned R1, Detached Residential. The setback of the existing home is based on adjoining property to the north, 3633 Rustic Place. A minimum 40-foot setback is required. The existing house is 28 feet from Rustic Place; the garage is 15 feet from Rustic Place. The subdivision to create a second lot for residential development would need a setback variance, as the proposed setback is 30 feet from Rustic Place. City sewer and water is available. Removal of three landmark trees would require replacement of a two to one ratio.

The applicant states that the proposed subdivision supports City policies to provide new housing opportunities. The existing lot area can be subdivided and meet minimum lot area standards for the R1 Detached Residential. There is no other lot configuration that could be proposed that would comply with the 125-foot lot depth requirement. Parcel B would comply with 125 feet; Parcel A would require a variance for a lot depth of 100 feet. Placement of the home to the north of the property has an impact on the location of a home on the new lot and hinders the use of the property.

Staff finds that subdivision of this oversized lot is reasonable. Both lots will comply with the minimum lot area requirement of 10,000 square feet. The new lot is adequate for development of a single-family home with sufficient buildable area. Lot characteristics include public road frontage, available sanitary sewer and water. The variance for the front yard setback is driven by the 50-foot setback of the home to the north.

The neighborhood consists of lots that tend to be larger than the minimum R1 standard with an average of 27,242 square feet in area. Although the proposed subdivision creates smaller lots, the minimum R1 lot area standard is met. If designed properly, a single-family home may not impact the character of the neighborhood. The new Parcel A would be subject to stricter design standards for substandard lots.

Property owners within 350 feet were notified. A number of responses were received opposing the proposal due to creation of smaller lots, smaller structure setback, the impact to the neighborhood and there are no unique circumstances.

The parcels do comply with minimum lot area and width standards and supports the City's policy to create opportunity for new residential development. However, staff also has concerns about the impact to the adjoining property and to the neighborhood. It is recommended that the application be tabled to allow the applicant more time to address neighborhood concerns and develop building plans for Parcel A. Should the Commission support the application, conditions of approval are listed in the staff report. If the motion is tabled, the review period for the application would need to be extended.

Commissioner McCool asked if a survey was done regarding setbacks of properties in this area. Ms. Castle stated that there are properties on the west side of Rustic Place to the north that are smaller, but the setbacks of the homes are 40 feet from the street. As the new lot has a depth of 100 feet, a 40-foot front setback and 30-foot rear setback would leave 30 feet of buildable area.

Commissioner Ferrington noted that action on this application could have long-term impacts and asked what other lots in this neighborhood could potentially be subdivided. Ms. Castle noted three other properties. Lot depth variances may also be required.

Mr. Willie Abbott introduced his wife, Kimberly and stated that they represent Saint Marie LLC. **Mr. Abbott** stated that the existing home has been completely renovated, including new electrical and new plumbing as well as new siding and updated interior. The front yard variance is to ask for the step back. There is a document that shows an angled setback line. The double garage steps back five feet, and the third stall of the garage would be at 40 feet. Overall, this neighborhood has variations in setbacks. Most lots have a depth of 100 feet. One lot has a home 8 feet off the property line, which is a legal nonconforming lot. The plan is not to put a large home on a small lot. The new home will have quality features.

Mr. Dennis Hamilton, stated that he owns the property immediately to the north at 3633 Rustic Place. He stated that the subject property has been a problem. The neighborhood is pleased to see upgrades to the property. The subdivision will create practical difficulty. The essential character of the neighborhood has setbacks in that are in compliance with mature trees in front. He questions whether a house of quality would fit. It would have the smallest yard in the neighborhood. Creating Parcel B facing east instead of north, the new orientation would mean the new house would be close. Any new house would have to be sizable to be practical in today's market. The neighborhood and City would be best served by preserving the lot as it is. There are also many small children in the neighborhood. There is no STOP sign at Rustic Place and St. Marie Street. Turning at St. Marie there are six driveways within 230 feet, which is congested.

Ms. Marcia Figs, 3538 Rustic Place, stated that she lives south of St. Marie. Her property and properties around her are 100 feet by 300 feet. Lots on the west side of Rustic Place that are smaller in depth have more width. People in this neighborhood bought large wooded lots. The proposal will not fit. It is too small and will be too crowded for the homes that are in the neighborhood.

Mr. Abbott responded that he has submitted a letter to the Commission and has sent to the neighbors. The neighbors received a map, a survey and a request for comment. The letter he sent includes much more detailed information that is important for them to know. The neighborhood has a varied character and that is where the proposed house fits in. It will fit in as a visual impact along the road. There are only a few lots in the City that allow for further subdivision to provide new housing. The lot at 3595 Rustic Place was almost identical with a lot depth variance. The subdivision for that lot was approved with little discussion. That lot was very similar to what he is requesting.

Commissioner Ferrington asked if consideration has been given to purchasing additional property to the rear. **Mrs. Abbott** explained that those neighbors have written in opposition to their proposal and purchasing property from them would not be an option.

Commissioner Ferrington noted the difference of this application to the approval for 3595 because of the setback variance. The homes near 3595 are in alignment. The proposed new

home will not align. **Mr. Abbott** responded that the dimensions are almost identical. At the time 3595 was approved a setback variance was not required. Since that time, the City's standards have changed.

Mr. Warwick clarified that principal structures determine setbacks, not accessory structures. The garage referred to by Mr. Abbott is a nonconforming accessory structure. There was no alteration to the intent of averaging or the use of corner lots when the residential setback amendment was adopted earlier this year. The change was a reduction from 30 feet to 25 feet. Averaging and corner lots are treated the same now. The difference between 3595 and this lot is that at 3595, there was a 40-foot building pad per code. The proposed lot will have a 30-foot building pad.

Commissioner McCool asked the footprint of the proposed new home. **Mr. Abbott** answered approximately 2500 square feet including the attached garage. Commissioner McCool asked the reason not to build a smaller home. **Mr. Abbott** stated that the visual impact to the neighborhood is to create a gradual step back. He would consider requesting a 25-foot setback to the rear if that would work. He is open to that, although most people prefer more privacy in the back yard. The reason for a three-car garage is that it is almost standard with any new home.

Mr. Ed Cappy, 3678 Rustic Place, stated that in his contacts with the applicant a subdivision was never mentioned. Most of the lots are 100 by 300 feet. The neighbor to the applicant's property has declined to sell 30 feet for the subject property. This would be the smallest lot in the neighborhood.

Mr. Richard Braun, 3535 Rustic Place, stated that he does not see how the proposed house would fit in. His lot is also 100 by 300 feet. People have moved there for the large lots. The lot will be very small with the larger house.

Ms. Janice Bundy, 3681 Rustic Place, stated that the proposed house will be on top of the Hamilton house and impact their view of the street. It will look squeezed in.

Mr. Hamilton stated that if 3595 has been subdivided, it is reasonable to assume that sometime a structure will be built. Then allowing this subdivision will double the impact to the neighborhood. He asked Commissioners to consider how it will look once built. Because it is possible does not mean it is good.

Ms. Figus stated that when 3595 was subdivided, neighbors were not notified. The adjacent neighbor is trying to buy the property back because she does not want a house built there.

Commissioner Ferrington suggested either denying the application or tabling it for revision of the new home design. The proposed house is too large. Considering the neighborhood a three-car garage would stand out. She would also like to see the applicant work with the neighbors on an acceptable design. She does not believe approval of the subdivision of 3595 is a precedent for this application.

Commissioner Wenner stated that continuity and the sense of place in this neighborhood is important. The subject property was purchased as a whole. The subdivision is created by the land owners' intent. It is not intrinsic to the property. The question is whether to grant the lot depth variance and whether that will add to the neighborhood continuity. He would support tabling the application for more information.

Commissioner McCool stated that the street frontage will be comparable. This is reasonable and will not alter the essential character of the neighborhood. The situation is created by a plat that was created many years ago. He does not support the variance setback and believes a smaller house would be more appropriate. He would consider encroachment into the rear yard setback to get the home further from the street where it will be felt by the neighbors. He would like to see a specific plan before supporting a setback variance. .

Commissioner Schumer also agreed with the subdivision but also believes the proposed house is too large. He would ask the developer if he would prefer the matter be tabled or requesting a decision.

Chair Solomonson stated that his one concern is subdividing that results in a substandard lot. He also is concerned about the character of the neighborhood and cannot support the application.

Mr. Abbott stated that he would be willing to continue negotiations with the Commission, neighbors and staff for a home will work. He would be willing to table the matter with specific direction as to what is required.

City Attorney Kelly stated that under Minnesota Statute 15.99 (f) the time deadline for agency review may be extended before the end of the initial deadline with written notification to the applicant of the specific issues of concern. The extension may not be more than 60 days, unless approved by the applicant on the record.

MOTION: by Commissioner McCool, seconded by Commissioner Ferrington to table the application to the December 3, 2013 Planning Commisison meeting because he would like to see some concession by the applicant to reduce the burden of the size of this house on the street and give further consideration to lessening the impact to the adjacent property to the north. Staff shall provide written notice to the applicant to extend the 60-day review period to 120 days as required by statute.

Discussion:

Commissioner Ferrington stated that what is acceptable to the neighborhood is ambiguous. She would like to see a neighborhood meeting or some way that there can be neighbor input that is considered.

Commissioenr Schumer stated it would be tough for the applicant to meet neighborhood standards. It is a decision by the Planning Commission. The neighborhood concern is more

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with the subdivision and reducing the size of the lot. He is not so concerned with the subdivision as he is with the size of the house.

Chair Solomonson stated that he does not favor tabling the application but would deny it because he does not support the subdivision that creates a substandard lot.

Commissioner Wenner stated that it is a community value to listen to the neighbors. It is owed to the neighbors to have input, although the applicant cannot be held to a large lot standard that the neighbors would like to see.

VOTE: Ayes - 4 Nays - 1 (Solomonson)

City Attorney Kelly stated that the record needs to reflect as to whether the applicant agrees to the review period extension. **Mr. Abbott** stated that providing a full set of plans to show a less obtrusive setback, sensitivity to neighbor concerns, and more consideration to the Hamilton property directly to the north makes sense. He asked if that is something that the Commission can support. It is a large expense to develop plans, but he did agree to the review period extension.

Chair Solomonson responded that the Commission cannot comment on a future decision.

Commissioner McCool stated that the Commission can only give its best feedback. He cannot say he would definitely support a future plan.

COMPREHENSIVE SIGN PLAN REVIEW

FILE NO.: 2501-13-28
APPLICANT: DR. ROBERT L. THATCHER/JOHN TRAEGER
LOCATION: 1050 COUNTY ROAD E

Presentation by Senior Planner Rob Warwick

The property is developed with a 6,500 square foot office building owned by Mr. John Traeger. The two tenants in the building are John Traeger Insurance Agency and The Health and Wellness Center of Mid-America, operated by Dr. Thatcher. The request is to change the existing monument sign by replacing the two tenant panels with a 14-square foot message center sign. A Comprehensive Sign Plan is required because the sign area is less than the 20-foot minimum required by code. The owner of the building states that it is not feasible to alter the monument sign to accommodate a larger message center sign. The existing tenant panels only occupy 14 square feet. The monument sign is the only sign on the site. Deviations from the Sign Code can be approved through a Comprehensive Sign Plan Review. A full color display is planned with an 8-second duration.

Land uses surrounding the property consist of other office and commercial uses. Approximately 650 feet east, there are residences on County Road E, and to the southeast on Richmond Court. The property is in a PUD, with an underlying Office designation. It is staff's determination that

the proposed message center sign will not impact residential areas. Office buildings and vegetation between the subject property and residences will screen any visibility of the proposed message center sign.

Notices were sent to property owners within 350 feet. Two responses were received in support of the proposal.

Staff finds that the new sign will convey the number of services offered. Staff is recommending the application be forwarded to the City Council for approval with the conditions listed in the staff report.

Commissioner Wenner asked if there would be graphics in the sign. Mr. Warwick stated that only text messages are proposed.

Commissioner Ferrington noted the varying letter heights mentioned in the application and asked the actual height. Mr. Warwick stated that there can be three lines of text at 5.5 inches. The minimum approved by the City has been 6 inches. The manufacturer has indicated that at 45 mph speeds, a better height is 7 or 8 inches. Two lines at 8 inches are expected.

Chair Solomonson asked if a message center sign could be put in for adjacent buildings. He asked if graphics could be used. Mr. Warwick stated that message center signs for adjacent buildings would be permitted. Graphics are also allowed. He noted that the distance between two signs must be 75 feet. This sign will be two-sided with the message display on both sides.

Dr. Thatcher, Applicant, thanked the Commissioners for their time in reviewing their proposal. He would be happy to answer any questions.

MOTION: by Commissioner Ferrington, seconded by Commissioner Wenner To recommend the City Council approve the Comprehensive Sign Plan submitted by Dr. Robert Thatcher, for 1050 County Road E, subject to the following conditions:

- A. The signs shall comply with the plans submitted for the Comprehensive Sign Plan application. Any significant change will require review by the Planning Commission and City Council.
- B. The applicant shall obtain a sign permit prior to the installation of any signs on the property.
- C. The message center sign shall:
 - 1. Display text using a minimum 6-inch letter height, sufficient to be readable by passing motorists without distraction.
 - 2. Messages shall be limited to allow passing motorists to read the entire copy.
 - 3. Messages shall not include telephone numbers, email addresses or internet urls.
 - 4. Messages shall be displayed for a minimum of 8 seconds, and shall change instantaneously.
 - 5. Messages be presented in a static display, and shall not scroll, flash, blink or fade.

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6. The brightness of the sign shall not exceed 0.3 foot-candles above ambient conditions, when measured at a distance of 37.4 feet from the sign.

This approval is based on the following findings of fact:

1. *The plan proposes signs consistent in color, size and materials throughout the site for each type of proposed sign.* The property currently has one sign, the monument sign proposed to employ the message center sign.
2. *Approving the deviation is necessary to relieve a practical difficulty existing on the property.* The message center sign has been designed to fit into the existing monument sign, and the area available is limited to the proposed 14 square foot area sign.
3. *The proposed deviations from the standards of Section 208 result in a more unified sign package and greater aesthetic appeal between signs on the site.* The deviation will allow a message center sign that is effectively integrated into the existing monument sign.
4. *Approving the deviation will not confer a special privilege on the applicant that would normally be denied under the Ordinance.* The sign display will use 7 to 8 inch letters and short messages to retain visibility for passing motorists.
5. *The resulting sign plan is effective, functional, attractive and compatible with community standards.* The sign plan amendment proposes signs with a consistent design that conforms to the intent of Code.

VOTE: Ayes - 5 Nays - 0

6. MISCELLANEOUS

City Council Assignments

Commissioners Schumer and Chair Solomonson will respectively attend the November 4th, and November 18th City Council meetings.

Commissioners Wenner and Thompson will respectively attend the December 2nd and December 16th City Council meetings.

The Planning Commission will hold a workshop immediately after the next Planning Commission meeting on December 3, 2013.

ADJOURNMENT

MOTION: by Commissioner Schumer, seconded by Commissioner McCool to adjourn the meeting at 10:01 p.m.

VOTE: Ayes - 5 Nays - 0

ATTEST:

Kathleen Castle
City Planner

TO: Planning Commission

FROM: Kathleen Castle, City Planner

DATE: November 25, 2013

SUBJECT: File No. 2503-13-30; Minor Subdivision/Variance – Saint Marie, LLC – 181 Saint Marie Street

INTRODUCTION

Willie Abbott, of Saint Marie, LLC has submitted applications for a Minor Subdivision and Variance for the property at 181 Saint Marie Street. The property is located on the northwest corner of the intersection of Rustic Place and Saint Marie Street. It has a lot area of 25,000 square feet, a lot width of 100 feet, and a lot depth of 250 feet.

The minor subdivision would divide the existing lot into two parcels. The existing home will remain on Parcel B. Parcel A will be developed in the future with a single-family home. Minor subdivision requests are reviewed by the City to ensure that the proposed parcels comply with the R1, Detached Residential District minimum lot requirements and the City's subdivision standards.

The variance application requests the following:

- 1) Reducing the minimum 125-foot lot depth required to 100 feet for Parcel A
- 2) Reducing the minimum 40-foot structure setback from the front property line to 30 feet for Parcel A.

The Planning Commission tabled these requests at the October 22nd meeting due to concerns regarding the buildable area of the property, required structures setbacks, impact on adjoining home and character of neighborhood. The Commission asked the applicant to submit additional information regarding the future home to be constructed on Parcel A. Commission members indicated that the proposed home should be located on the property in a manner that minimizes the impact on the adjoining home to the north at 3633 Rustic Place and that the design and mass be compatible with the existing neighborhood character.

This application was complete as of September 30, 2013. The review period was extended to 120 days and expires on January 28, 2014.

APPLICANT'S RESPONSE AND PLAN SUBMITTAL

In response, Mr. Abbott submitted drawings of the proposed structure but also has challenged Staff's interpretation of the Ordinance. The Development Code does have conflicting standards with Section 207.05 (D)(4) permitting a 29-foot setback from the front property line for substandard lots and Section 205.080 (D)(1)(g)(i) requiring a minimum 40-foot structure setback from the front

property line. Section 101.035 of the City Code states when conflicting standards exist, the more restrictive provision applies. Relevant Sections of the Code are attached for your review.

The Staff discussed this matter with the City Attorney who determined the applicant's interpretation of the Code is correct. The proposed lot will be nonconforming to the lot standards of the R1 zoning district, therefore, the provisions of Section 207.050 D4 prevail and a variance is not needed for the structure setback if the structure is placed at the proposed 30-foot setback. Development on this lot would need to comply with the architectural design standards related to lot coverage, building height, foundation area and architectural mass. Through the subdivision process, the Commission could attach a condition requiring a greater setback than the minimum allowed.

The applicant has stated that the proposed home would comply with the design standards for nonconforming lots. The home would not exceed 28 feet in height as measured from the roof peak to grade and the foundation area would not exceed 18%. While the home is two-stories, that part of the home located over the garage area is set in and has a smaller area to lessen the impact on the property to the north. The preferential placement of the home is at the 30-foot from the front property line, however, since this home has a smaller footprint, it could also be setback 40 feet from the front property line.

MINOR SUBDIVISION

STAFF REVIEW

The applicant is proposing to divide off the northern portion of this property to create a buildable parcel. As shown below, the proposed parcels exceed the minimum lot requirements specified in the Development Regulations, except for the Depth of Parcel A.

	Requirements	Parcel B (South)	Parcel A (North)
Area:	10,000 sf	14,350 sf	10,650 sf
Width:	75 feet	100 feet	106.5 feet
Depth:	125 feet	143.5 feet	100 feet*

**125 feet is required, and a variance is requested.*

The existing dwelling on Parcel B exceeds the 30-foot minimum required rear setback from the proposed property line. The detached garage also complies with the minimum 10-foot setback from a rear property line. The garage, however, does not conform to the minimum 25-foot front setback required, and so is a legal non-conforming structure. The non-conformity does not affect the minor subdivision request.

Municipal sanitary sewer and water are available to the proposed parcel from the utility lines located in Rustic Place. Service lines will need to be extended to the property and fees will be charged and identified in the Development Agreement.

Tree impacts cannot be fully evaluated until a house layout is proposed on Parcel A, however, the survey identifies three landmark trees in the proposed building envelope. These are required to be replaced at a ratio of 2:1. Tree removal and protection will be addressed in the Development Agreement.

VARIANCE

As indicated earlier, the previous variance requested for the structure setback from Rustic Place is no longer needed since the proposed location complies with setback standards outlined in Section 207.050 (D)(4) for nonconforming lots. A variance is still needed to reduce the required 125-foot lot depth to 100 feet.

VARIANCE CRITERIA

When considering a variance request, the Commission must determine whether the ordinance causes the property owner practical difficulty and find that granting the variances is in keeping with the spirit and intent of the ordinance. Practical difficulty is defined as:

1. *Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.*
2. *Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the property owner.*
3. *Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.*

The applicant states that the existing lot has a width of 100 feet and has ample area to subdivide and meet the minimum lot area required, however, there are no other lot configurations that would comply with the minimum 125 foot lot depth. Please see the attached statement.

STAFF REVIEW

All three findings need to be met for the variances to be approved. The two findings that are presenting some concern are the unique circumstances and character of neighborhood. The following evaluates the proposal in terms of the practical difficulty criteria

Reasonable Manner

The existing parcel is currently being used in a reasonable manner with the established single-family residential use. The use and site improvements are consistent with the neighborhood. It is, however, not unreasonable for the property owner to pursue a subdivision due to the size of the lot, public street frontage and access to municipal utilities.

Unique Circumstances

The need for the variance request is due to the applicant's desire to subdivide the property and can therefore be considered self-created. There may also, however, be unique circumstances that are present which are driving the need for the variance. These circumstances may result from being a corner lot with a 100' lot width and road frontage on Rustic Place. Increasing the lot depth to 125' would require acquisition of property from the adjoining property to the west. Even with the proposed depth of 100 foot depth, there is sufficient buildable area now that a structure can be setback 29 feet from the front lot line without a variance.

Existing homes in this neighborhood are subject to the same standards and in some cases may be able to build closer to the front and side property lines.

Character of Neighborhood

This neighborhood is dominated by lots larger than the R1 minimum standard with the homes generally setback at greater distances than required in the R1 district. Although the proposed lot areas for Parcels A and B comply, they are smaller than others in this neighborhood. The average lot area in the immediate vicinity of this property is 27,242 square feet. The majority of parcels in the neighborhood do not have subdivision potential due to their lot width. Some parcels, specifically corner lots, may have adequate area to be subdivided. The lot widths tend to also be a 100 feet and a variance would be required for lot depth.

While the character of the area does have larger lots, the construction of a single family home, if properly designed and scaled proportionately to the parcel, may not impact the character of this neighborhood. Again, Parcel A would be considered a legal non-conforming lot and subject to residential design review standards pertaining to lot coverage, structure setbacks, building height, foundation area and architectural design. This would be one of the few non-conforming lots in this neighborhood and there is some hesitation when a subdivision requires a variance to the lot standards. The subdivision recently approved at 3595 Rice Street was also a corner lot but had frontage on an arterial roadway and is near the edge of this neighborhood lessening impact on the neighborhood character.

As a mature community with little land available for residential development, opportunities for new development are limited to infill parcels such as this or redevelopment. The creation of a new vacant lot would support the City's housing goals by providing a parcel for a new single-family home.

PUBLIC COMMENT

Property owners within 350 feet were notified of the applicant's request. The comments received express opposition to the proposal. Concerns expressed include the impact on the character of the neighborhood due to the smaller lot areas, impact on nearby residences due to smaller structure setbacks, and the absence of unique circumstances.

STAFF RECOMMENDATION

The requests have been reviewed by the Staff in accordance with the subdivision standards, development code requirements and variance criteria. While the existing parcel does have

adequate lot area to create a new parcel, staff does have concerns regarding the potential impact this proposal could have on the adjoining property and neighborhood due to the smaller lot areas and reduced structure setback permitted by the Codes. There is still some hesitation to recommend approval of the subdivision due to the need for the lot depth variance, self creation of the practical difficulty, impact on the neighborhood character and creation of a non-conforming lot

Information has been presented to the Commission regarding the proposed house design. The applicant has stated that this home will comply with the architectural design standards for non-conforming lots which will minimize impacts on the adjoining home and neighborhood. If the Commission finds that practical difficulty is present, Resolution # 13-91 is attached for adoption. Note that a condition is attached requiring the proposed structure to be setback a minimum of 40-feet from the front property line to mitigate the impact of the development on the adjoining property. The attached motion also includes a recommendation to the City Council to approve the subdivision. The following conditions should be attached to the applications, if approved:

Variance

1. This approval is subject to approval of the Minor Subdivision application by the City Council.
2. The future home on Parcel A shall placed no closer than 40-feet to the Rustic Place right-of-way. .
3. This approval will expire after one year if the subdivision has not been recorded with Ramsey County.
4. The approval is subject to a 5-day appeal period

Minor Subdivision

1. The minor subdivision shall be in accordance with the plans submitted.
2. The applicant shall pay a Public Recreation Use Dedication fee as required by Section 204.020 of the Development Regulations before the City will endorse deeds for recording. The fee will be 4% of the fair market value of the property, with credit given for the existing residence.
3. Public drainage and utility easements shall be dedicated to the City as required by the Public Works Director. The applicant shall be responsible for providing legal descriptions for all required easements. Easements shall be conveyed before the City will endorse deeds for recording.
4. Payment for City municipal services and escrow deposits as outlined in the attached memo from Tom Hammitt, Senior Engineer Technician dated October 15th.
5. The applicants shall enter into a Development Agreement with the City. This agreement shall be executed prior to the City's release of the deeds for recording.
6. Driveways and all other work within the Rustic Place right-of-way are subject to the permitting authority of the City of Shoreview.
7. A tree protection and replacement plan shall be submitted prior to issuance of a building permit for Parcel A. The approved plan shall be implemented prior to the commencement of work on the property and maintained during the period of construction. The protection plan shall include wood chips and protective fencing at the drip line of the retained trees.

8. An erosion control plan shall be submitted with the building permit application and implemented during the construction of the new residence.
9. A final site-grading plan shall be submitted and approved prior to issuance of a building permit.
10. The architectural design and style of the home on Parcel A shall be consistent with the plans submitted as part of this application. The home shall comply with the standards of 207.050 (D), Design Standards, for nonconforming lots. This home shall be setback a minimum of 40 feet from the front property line.
11. This approval shall expire after one year if the subdivision has not been recorded with Ramsey County.

Attachments

- 1) Relevant Code Sections
- 2) Resolution 13-91
- 3) Letter dated November 25, 2013 – City Attorney Jerry Filla
- 4) Memo – Tom Hammitt
- 5) Site Aerial Photo
- 6) Submitted Statement and Plans
- 7) Survey – Required and Proposed Building Setbacks
- 8) Response to Request for Comment
- 9) Motion

T:\2013 Planning Case Files\2503-13-30 181 StMarie - Saint Marie, LLC\12-3-13pcmemo.docx

RELEVANT CODE SECTIONS

101.035 **Conflicting Regulations.** In the event there are conflicts between various provisions of the Shoreview City Code, the most restrictive provision shall apply.

205.080 **Residential Districts Overview.**

(D) **Required Conditions.** In addition to the standards of Sections 203-206, the following specifications apply to Residential Districts:

(1) **Setbacks.**

(e) **Exceptions to Minimum Front Yard Setback Requirements.** Front yard setbacks established in the following manner shall not be reduced unless a variance is approved.

(i) **New Construction.** Where existing dwellings are located on lots which are immediately adjacent to a vacant lot and have established front yard setbacks that exceed the minimum front yard setback allowed in the zoning district by more than fifteen 15-feet, the front yard setback for a dwelling to be constructed on the vacant lot shall be equal to the average of the front yard setbacks for such immediately adjacent dwelling plus or minus 10-feet. If one of the immediately adjacent dwellings is located on a corner lot or on a lakeshore lot the setback of such dwelling shall not be utilized when computing the permissible front yard setback for the newly constructed dwelling, and, in such case, the front yard setback for the newly constructed dwelling shall be equal to the front yard setback for the remaining adjacent dwelling plus or minus ten (10) feet.

207.050 **Nonconformities.**

(D) **Design Standards.** Any structures constructed, reconstructed or expanded on a nonconforming lot shall comply with the following site and building design requirements:

(1) **Impervious Surface Coverage.** Lot coverage shall not exceed 30%.

(2) **Building Height.** The height of the proposed dwelling shall not exceed 28 feet from roof peak to grade (as defined by the Uniform Building Code) on the street side of the dwelling, and the dwelling shall not exceed two stories as viewed from the street.

- (3) Foundation Area. The foundation area of all structures, including dwellings and attached accessory structures, cantilevered areas, detached accessory structures greater than 150 square feet, and covered porches, covered decks, and covered patios shall be limited to 18 percent of the lot area or 1,600 square feet, whichever is greater. If the existing foundation area exceeds the allowed foundation area, the foundation area percentage may be maintained but not increased. Existing foundation area is the foundation area legally present on the property on or before April 17, 2006 or approved thereafter by the City.
- (4) Minimum Setback from the Property Front Line: Twenty-five (25) feet. However, in those cases where the existing setbacks for the two adjacent dwellings exceed this requirement, the setback of the new dwelling or any new addition shall be equal to the average setback of the two adjacent dwellings, plus or minus 10 feet. If one of the immediately adjacent dwellings is located on a lakeshore lot, the front yard setback of such dwelling shall not be utilized. In those cases where there is only one existing adjacent structure which has a setback greater than twenty-five (25) feet, then the setback for the new dwelling or addition shall be equal to the average of twenty-five (25) feet and the setback of the existing adjacent structure, plus or minus 10 feet.
- (5) Architectural Mass. The architectural design and mass of the structure is determined by the City to be compatible with the existing neighborhood character.
- (a) When determining compliance with the existing character of a neighborhood, the City Council may require revisions that include, but shall not be limited to the alteration of: dwelling style (2-story walkout, rambler, etc.); roof design; garage width, height, and depth; garage style (attached versus detached); location and amount of driveway/parking/sidewalk area; and/or the location and design of doors, windows, decks and porches. The City may also restrict deck enclosures; prohibit accessory structures except for a garage; and require greater than standard setbacks.

**EXTRACT OF MINUTES OF MEETING OF THE
PLANNING COMMISSION OF SHOREVIEW, MINNESOTA
HELD DECEMBER 3, 2013**

* * * * *

Pursuant to due call and notice thereof, a meeting of the Planning Commission of the City of Shoreview, Minnesota was duly called and held at the Shoreview City Hall in said City at 7:00 PM.

The following members were present:

And the following members were absent:

Member introduced the following resolution and moved its adoption.

**RESOLUTION NO. 13-91 FOR A VARIANCE TO REDUCE THE LOT DEPTH FOR A
NEW PARCEL AND REDUCE THE MINIMUM FRONT YARD SETBACK REQUIRED**

WHEREAS, Saint Marie, LLC submitted a variance application for the following described property:

The South 250 feet of Lot 5, Block 2, Rowe and Knudsons Wooded Homesites, according to the
recorded plat thereof, Ramsey County, Minnesota
(commonly known as 181 Saint Marie Street)

WHEREAS, the Development Regulations require a minimum 125-foot lot depth; and

WHEREAS, the applicant has requested a variance to reduce this requirement to 100-feet; and

WHEREAS, the Shoreview Planning Commission is authorized by state law and the City of Shoreview Development Regulations to make final decisions on variance requests.

WHEREAS, on December 3, 2013 the Shoreview Planning Commission made the following findings of fact:

1. *The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.* The proposed subdivision of the 100 foot wide by 250 foot deep lot for a future detached single family dwelling is a reasonable use of this property since the resulting parcels comply with the minimum lot area in the R1 district and the subdivision standards.
2. *The plight of the property owner is due to circumstances unique to the property not created by the property owner.* The unique circumstance to the property relates to the existing lot width, lot configuration and existing structure setbacks. The existing 100-foot lot depth becomes the width for the property. This width cannot be increased due to the existing lot configuration.
3. *The variance, if granted, will not alter the essential character of the neighborhood.* While the character of the area does have larger lots, the construction of a single family home, if properly designed and scaled proportionately to the parcel in accordance with the Section 207.050 (D) Design Standards for Nonconforming Lots, may not impact the character of this neighborhood. Similarly situated corner lots also have the potential to subdivide due to their lot area.

NOW, THEREFORE, BE IT RESOLVED BY THE SHOREVIEW PLANNING COMMISSION, that the variance request for property described above, 181 Saint Marie Street, is approved, subject to the following conditions:

1. This approval is subject to approval of the Minor Subdivision application by the City Council.
2. The future home on Parcel A shall placed no closer than 40-feet to the Rustic Place right-of-way.
3. This approval will expire after one year if the subdivision has not been recorded with Ramsey County.
4. The approval is subject to a 5-day appeal period.

The motion was duly seconded by Member and upon a vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Adopted this 3rd day of December, 2013

Steve Solomonson, Chair
Shoreview Planning Commission

ATTEST:

Kathleen Castle, City Planner

SEAL

ACCEPTANCE OF CONDITIONS:

Willie Abbott, Saint Marie, LLC

T:\2013pcf\2503-13-30saintmariellc/res13-91

STATE OF MINNESOTA)
)
COUNTY OF RAMSEY)
)

CITY OF SHOREVIEW)

I, the undersigned, being the duly qualified and acting Manager of the City of Shoreview of Ramsey County, Minnesota, do hereby certify that I have carefully compared the attached and foregoing extract of minutes of a meeting of said City of Shoreview Planning Commission held on the 3rd day of December, 2013 with the original thereof on file in my office and the same is a full, true and complete transcript there from insofar as the same relates to adopting Resolution 13-91.

WITNESS MY HAND officially as such Manager and the corporate seal of the City of Shoreview, Minnesota, this 3rd day of December, 2013.

Terry C. Schwerm
City Manager

SEAL

Kelly & Lemmons, P.A.

A T T O R N E Y S A T L A W

• Jerome P. Filla
jfilla@kellyandlemons.com

November 25, 2013

Kathleen Castle
City Planner
City of Shoreview
4600 Victoria Street
Shoreview, MN 55126

VIA E-MAIL

**RE: St. Marie, LLC
 Minor Subdivision/Variance
 SV 2503-13-30**

Kathleen:

I have reviewed the above-captioned Development Application. It is my understanding that the review period has been extended to January 21, 2014 and that this matter will be on the Planning Commission Agenda for its December meeting.

For purposes of this memo, I am assuming that the City has approved the minor subdivision which creates the new substandard lot, i.e. 100 feet deep versus 125 feet required; and that the City has approved a lot depth variance for the newly created lot. If the Developer can build a new home on the newly created substandard lot within the required setback areas, the City can simply issue the building permit without approving additional variances.

If the Developer wants to build a new home within the required front yard setback area, a second variance needs to be approved by the City. Since the new home will be constructed on the newly created nonconforming lot and since the front yard setback of the adjacent home is 50 feet, the relevant provisions of Section 207.050D4 would apply and read as follows:

Minimum setback from the property line: 25 feet

...in those cases where there is only one existing adjacent structure which has a setback greater than 25 feet, then the setback for the new dwelling or addition shall be equal to the average of 25 feet and the setback of the existing adjacent structure, plus or minus 10 feet.

Kathleen Castle
November 25, 2013
Page 2

Applying the provisions of the above Sections to the facts in this case result in a front yard setback range of 27.5 feet to 47.5 feet ($25 + 50 = 75$ feet; $75 / 2 = 37.5 + \text{or} - 10$ feet).

The City has another option under the Code. It could add a front yard setback requirement to its approval of the initial minor subdivision and variance.

If you have any questions, please contact me.

Very truly yours,

KELLY & LEMMONS, P.A.


Jerome P. Filla

JPF/sma

cc: Tom Simonson
Patrick Kelly

MEMORANDUM

To: Kathleen Castle
Community Development

From: Tom Hammitt
Senior Engineering Tech

Date: October 15, 2013

Subject: Proposed Lot Split – 181 St Marie Street

I have reviewed the water and sanitary sewer related information for the above property. Currently the existing house is connected to City water and sanitary sewer.

Water

The City water was installed in the street in 1974 under Project 73-1. The property was assessed for the 100 foot frontage along St Marie Street. There is no water service for the northern portion of the lot on the Rustic side. If the property is subdivided, an assessment is required to be paid at the time of lot split. The water cost is \$1,580.46 based on the 1974 footage rate and the frontage of the proposed lot. This cost is in addition to the normal permit charges of \$540.13 (2013) which is for the water meter, connection charge and permit/inspection. The property owner would be required to have the water main tapped and extended to the property line where a curb stop would be installed. From there the service line runs to the house. Since the water installation will disturb the road, an escrow will be required for the street repairs.

Sanitary Sewer

The sanitary sewer was installed in 1961 under Sewer Project 1. At that time, assessments were by front footage. The property was assessed the full frontage along Rustic and for two services. No further assessments for sewer are required.









The 1962 as-built indicates a sewer stub for the proposed lot but it did not extend all the way to the property line. The 2002 road reconstruction plan shows the stub may be capped at the wye location. This situation will require the property owner to dig in the street to connect to the sanitary sewer wye and extend the service to the new house. There would be an escrow for the sewer connection since the excavation would extend close the center of the street. The normal permit fees would be \$305 which is for the connection charge and permit/inspection. The new house would also pay Metro SAC charge on the building permit of \$2,435 (2013).

Street

The street was reconstructed under Project 02-01. A street assessment should be collected at a unit cost of \$1,320.00. Since both water and sanitary sewer construction start in the roadway, an escrow in the amount of \$6,000 will be required for street repairs. This escrow could be collected either at the time of lot split or when a building permit is issued for the new lot.

If you have other questions or need more information, please let me know.



-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  Recreational Centers
-  Parcel Points
-  Parcel Boundaries



242.5 0 121.27 242.5 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Minor Subdivision and Variance
Sainte Marie, LLC



Kathleen Castle <kcastle@shoreviewmn.gov>

Minor Subdivision 181 saint Marie

William Abbott <williabbott@gmail.com>

Tue, Nov 5, 2013 at 11:07 PM

To: Kathleen Castle <kcastle@shoreviewmn.gov>

I respectfully submit this email as my request for the Shoreview Planning Commission to hear my application for Minor Lot Subdivision at 181 Saint Marie St. on December 3, 2013.

I will be requesting their decision on 2 items.

1. That the setback ordinance 207.050 section D subsection 4 applies to the requested Minor Lot Subdivision requested and would therefore define the front setback at 29 feet. The administration's position on this is that the R1 zoning setback calculation is in conflict with this and therefore they cite the city's code 101.035 regarding conflicting provisions, whereas the more restrictive code applies.

I don't believe there is a conflict. The city wrote the 2 setback ordinance provisions at the same time and since this Minor Subdivision is requesting a less than standard depth(125 feet) of 100 feet, the proposed lot will be nonconforming. As such, the rules for nonconforming lots should apply. Otherwise, why would there be a written difference in the code for nonconforming lots if the standard R1 rule/code applies. I contend that the nonconforming regulation was written and put in place because nonconforming lot structures need to fit in with the adjacent lots. Further, the averaging calculation of the 2 lots adjacent make up the setback calculation for the proposed structure which will sit between them. It makes logical sense that this code was written this way. Conforming lots don't need special treatment, nonconforming lots do so that they fit in to existing neighborhoods and don't look out of place. This averaging of both adjacent lots makes for a better fit overall.

2. I will present a plan for a specific home to be constructed on this proposed lot that fits the 30 foot depth building envelope of the more restrictive code setback. If the Planning Commission agrees with my argument above then I will set it at the nonconforming lot setback of approximately 29 feet. If the Commission does not agree with the above then I will set it at the 40 foot setback. Either way, this plan is what I will be constructing on the proposed lot if approved. It will comply with the Design Standards as set out in the Ordinance 207.050. These plans are being drawn up by a professional draft-person and will be given to the city in the next 7 days.

In short, I am removing my request for a variance of the setback so that my Minor Lot Subdivision will mimic exactly the request for the same Minor Lot Subdivision of the property at 3595 Rice St. in September of 2012. I have spoken to neighbors as well as staff and taken their suggestions in designing this plan. I listened to the Planning Commission discussion and feedback at the October 22, 2013 meeting. My hope is that the Planning Commission and the neighbors find that it fits the character of the neighborhood and stands as positive contributing asset to the quaint neighborhood of Cardigan Junction and brings value to the community.

If you have any questions or comments please email or call me at the number below.

Thank you
Willi Abbott
Saint Marie LLC
[612-751-7177](tel:612-751-7177)



Kathleen Castle <kcastle@shoreviewmn.gov>

Minor Subdivision 181 saint Marie

William Abbott <williabbott@gmail.com>

Mon, Nov 18, 2013 at 4:01 PM

To: Kathleen Castle <kcastle@shoreviewmn.gov>

Please find attached:

1. 2 surveys
2. Floor plans (3 Floors)
3. 3 Elevations
4. Rendering of 3 houses on Rustic Place-Westerly view (on second email)

The home is set on 2 surveys. One with a 29' setback and one at 40'. The home we designed for this lot meets all the Design Standards for non-conforming lots.

Hardcover

House/Garage	1864 sq ft
Driveway	800 sq ft
Walkways	60 sq ft
Patio	375 sq ft

Total	3099 sq ft
Allowed 30%	3195 sq ft

Building height at front of house 28 ft which is allowed**Foundation area**

House/Garage	1864 sq ft
Allowed 18%	1917 sq ft

Minimum setback for non-conforming lots city code 207.050 subsection D, 4

Calculated by ordinance 29 ft, average of two adjacent homes plus or minus 10 ft.

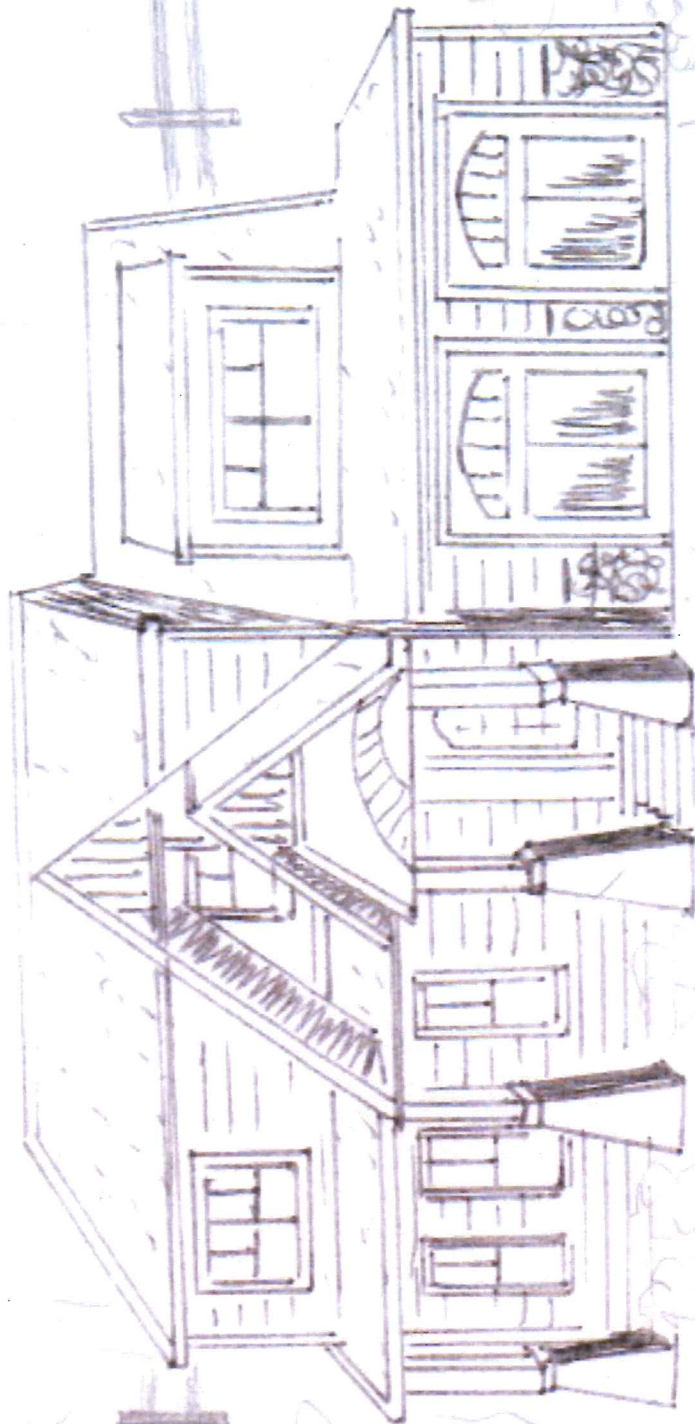
Architectural Mass

See the rendering of 3 houses along east side of Rustic Place. North setback set at 20 ft to give neighbor more room. House and roof style designed to lessen the impact of a 2 story house. 2 car stepped back garage with decorative windows (privacy and aesthetics for neighbors benefit).

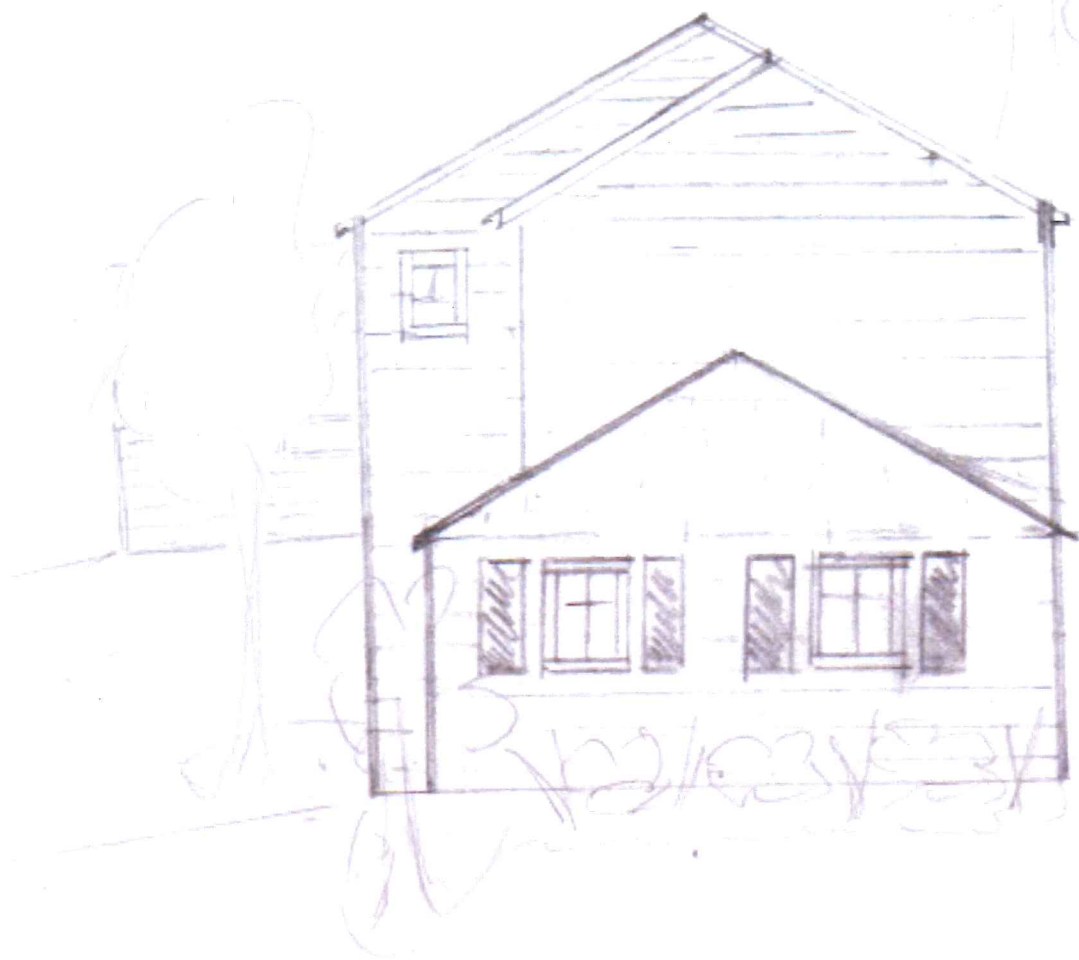
If you have any further questions please let me know by email.

Thank you
Willi Abbott
Saint Marie LLC
[Quoted text hidden]

6 attachments



FRONT ELEVATION
PROPOSED HOME RUSTIC PLACE



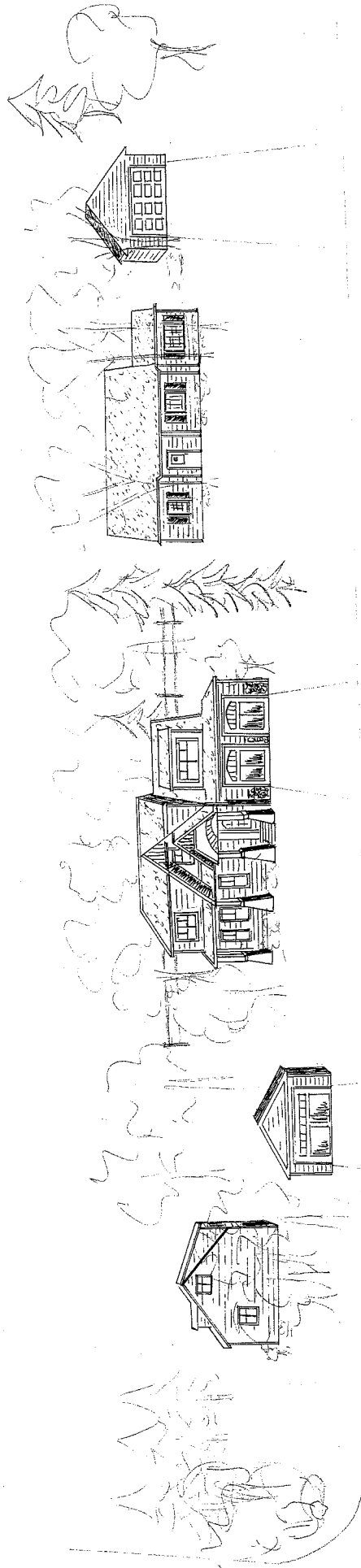
NORTH SIDE ELEVATION
PROPOSED HOME - RUSTIC PLACE



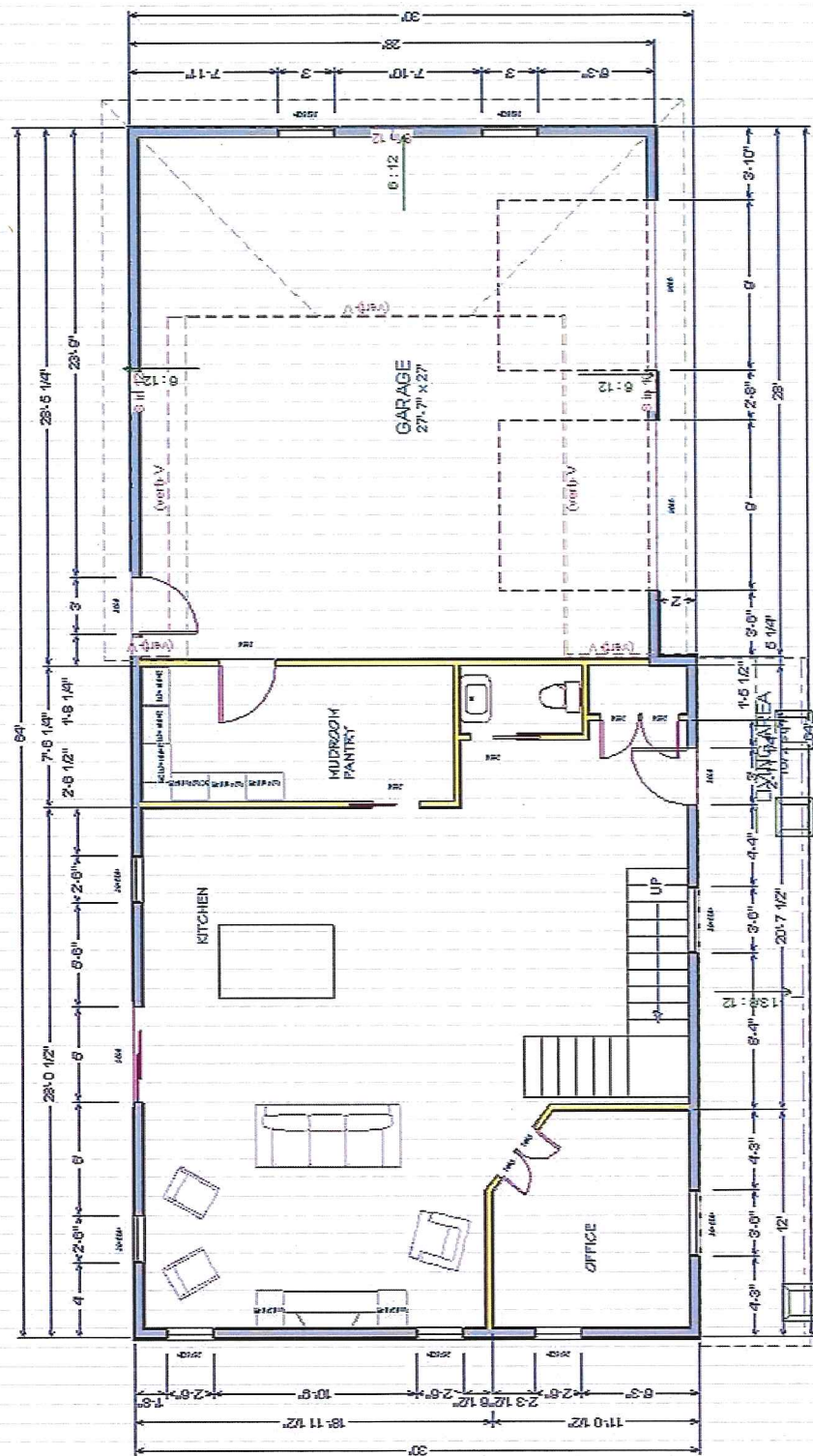
BACK ELEVATION
PROPOSED HOME RUSTIC PLACE

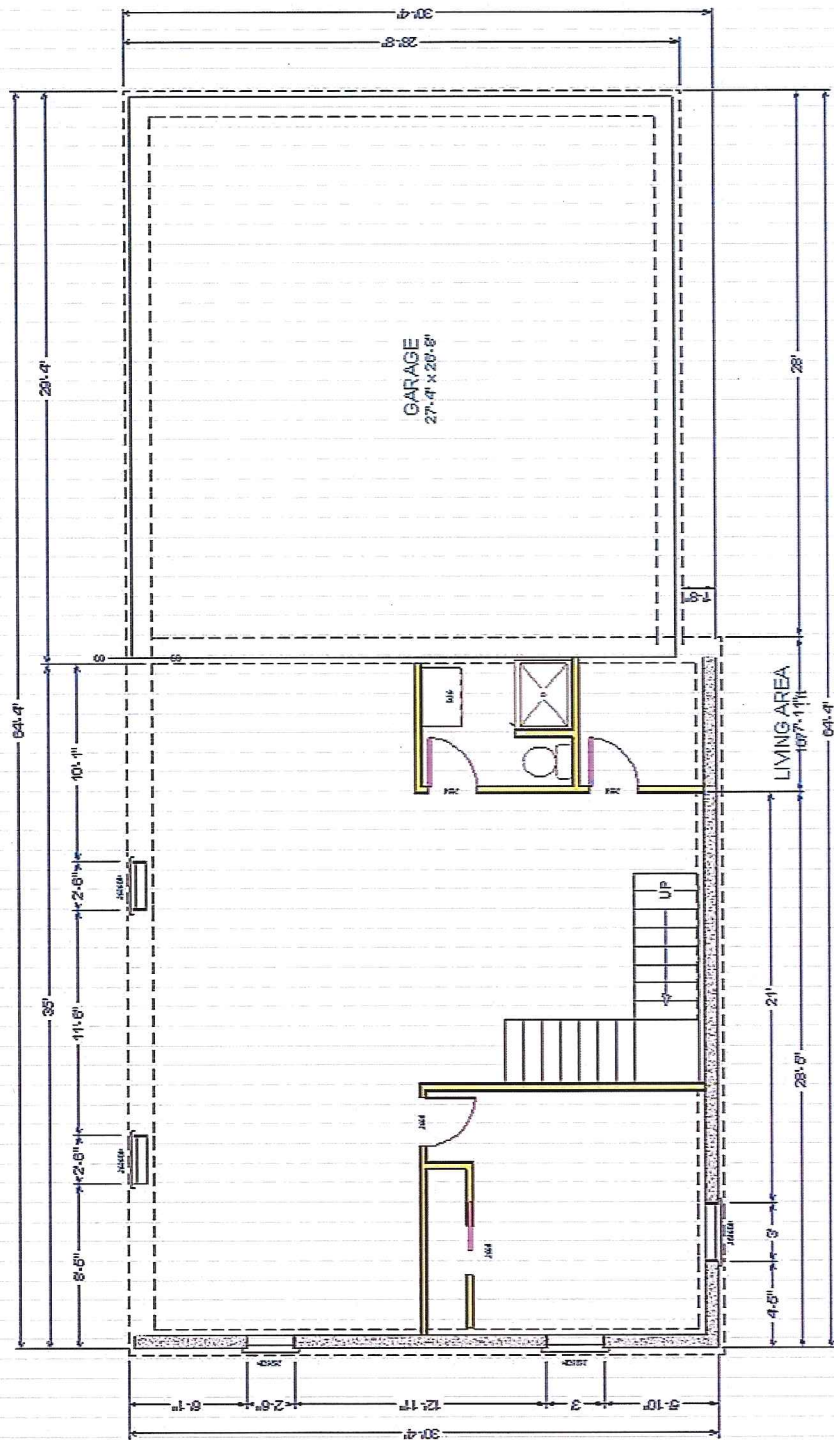
Wm. H. H. H.

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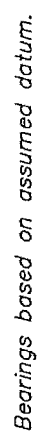
RUSTIC PLACE
(WESTERLY VIEW)






Prepared for:

Gross Site Area = 25,000 sq. ft.




Paul B. Schoborg

Paul B. Schoborg

Date: Nov. 15 2013 Registration No. 14700

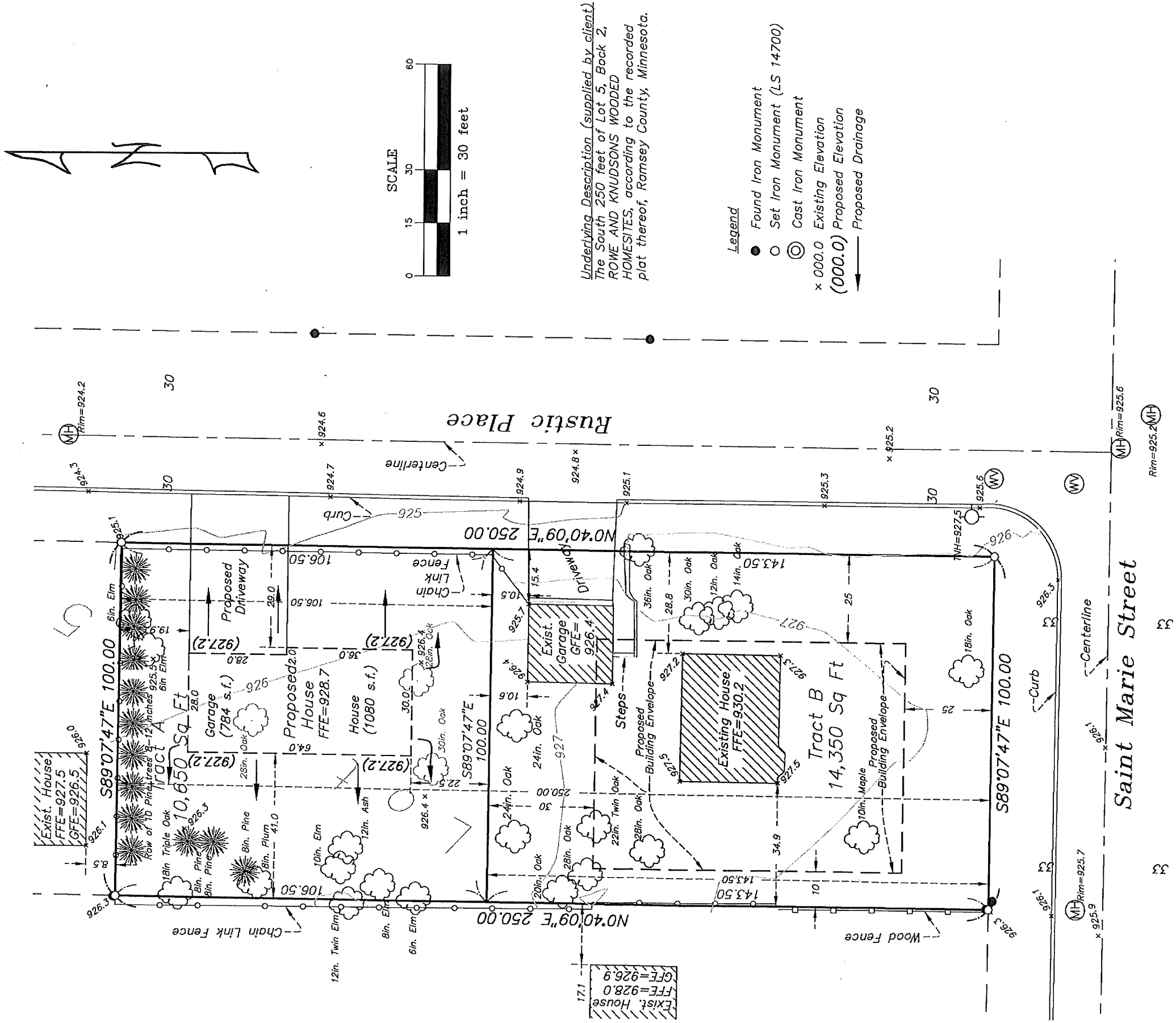
763-972-3221
www.SchoborgLand.com

Building Permit Survey

Prepared for:

Saint Marie LLC and Broadway Group

Gross Site Area = 25,000 sq. ft.



Bearings based on assumed datum.

SCHOBORG
LAND SERVICES
INC.

763-972-3221
www.schoborgland.com

8997 Co. Rd. 13 SE
Delano, MN 55328

I hereby certify that this certificate of survey was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Paul B. Schoborg
Paul B. Schoborg

Date: NOV-15, 2013 Registration No. 14700

Job Number:	7663
Book/Page:	77/37
Survey Date:	9-17-13
Drawing Name:	broadway-group.dwg
Drawn by:	KLB
Revisions:	9-22-13, 10-14-13, 11-15-13 (prop. house - Version A)



Kathleen Castle <kcastle@shoreviewmn.gov>

shoreview planning commission meeting of oct 22 - subdivision & variance applications in regards to the property of 181 Saint Marie St

1 message

SHARON BRAUN RICHARD H BRAUN <braunrs3535@q.com>

Tue, Nov 19, 2013 at 8:04 PM

To: Kathleen Castle <kcastle@shoreviewmn.gov>

Cc: sandymartin444@comcast.net

Kathleen:

Since the next meeting on this is scheduled for Tuesday, Dec 3rd, I thought that I would make a comment about the proposed subdivision of 181 Saint Marie St.

After attending that meeting of Oct 22 & making a brief comment about this situation at the meeting, a decision to allow this subdivision would totally destroy the character of our neighborhood. I understand that things change & all of us have to adapt to changes that occur during our lifetimes. But this change affects everyone who bought or built their home because we all wanted large lots with wildlife & nature as our primary reason. You destroy this and you have destroyed the neighborhood. If I wanted to buy in the St Paul proper with small lots & close neighbors, I would have done so.

I would ask that each commissioner on this committee would, if they haven't already, drive to this property of 181 Saint Marie St and also drive through the entire neighborhood to really capture the ambiance of the area before they make a final decision on the request. I feel this is the only way that all of the commissioners would understand why the neighborhood would be destroyed if the subdivision & variances would be allowed to take place. Even if the proposed house was reduced to a 3-bedroom, 2-car garage (from the original 3-bedroom, 3-car garage), it would not "fit" into the "character" of the neighborhood. I hope that you will consider this request from Sharon & I as residents of the Rustic Pl/ Saint Marie neighborhood.

See you on Dec 3rd. Thank you

Dick & Sharon Braun

Comment regarding lot at 181 Saint Marie Street

The subdivision of the lot with variances does not fit with the other lots and homes in the neighborhood.

The homes on Rustic Place and St Marie are homes with larger lots. These lots have good size front and back yards, as well as, ample room between homes. The homes that have structures closer to the street have larger lots and neither of these structures block the view of the homes adjacent to them. Also, the homes that are adjacent to these are also homes with larger lots

As you look north down the street from St Marie St you can see each home set back with landscaping of trees, shrubs and plants in front yards. Many of these trees are Oak trees that have been there for many years. The backyards are larger yards with plants, shrubs, gardens, and trees that give them the feeling of privacy from your neighbors. The majority of homes are set far enough apart so privacy can be accomplished with shrubs and still have enough room between the homes.

Yards in our area are used for entertaining our families, especially the young children. We are surrounded by the freeway, Rice St, and the railroad tracks and having the space in our yards for them to play is important.

The subdivision of the lot at 181 Saint Marie St would give the new home a very small lot with very little privacy for them and for the adjacent neighbors in back, to the north and south. For a family to move in with young children would give them very little play area.

We do not believe this home would have the same feeling of yard spaciousness that the rest of the homes in the neighborhood have and do not believe the variances should be granted for the subdivision of the lot at 181 Saint Marie Street.

Don and Janice Bunde
3681 Rustic Place
Shoreview MN 55126



Kathleen Castle <kcastle@shoreviewmn.gov>

FW: Subdividing the lot at 181 Saint Marie Street.

1 message

Tony Jordan <Tony@enrichinc.com>

Fri, Nov 22, 2013 at 10:44 PM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Dear Kathleen Castle

City Planner, City of Shoreview

I am against the subdivision of the lot at 181 St. Marie as I think placing a home on a smaller lot than is typical for our neighborhood would be a step in changing our character.

Tony Jordan

3754 Rustic Place



Nathan Anderson <nandersonmn@gmail.com>

181 St Marie Street

1 message

Nathan Anderson <nandersonmn@gmail.com>

Sat, Nov 23, 2013 at 9:15 AM

To: Jan Bunde <donjanbunde@q.com>, sedeni@msn.com, lengel@tsi.com, Tony Jordan <tony@enrichinc.com>, hjmoreland@msn.com, fliptcret@excite.com, susandeno@gmail.com, robkaren@q.com, curtlev@msn.com, frog99752@yahoo.com, kaselkm0@msn.com, donamra@excite.com, bobbi@casadearte.net, enk@nisswandt.com, keithjohnson3034@msn.com, ajschaberg@gmail.com, wendyjr49@gmail.com, braunrs3535@msn.com, toro342000@yahoo.com, cadesign@gmx.com, tsparrow@usfamily.net, LADittberner@bremer.com, steve@franchisetimes.com, dhfcvf29@usfamily.net, toddlersv@hotmail.com, mpeterson270@comcast.net, sunnie55126@q.com, jaydiane12@gmail.com, "DodyLeGault@aol.com" <dodylegault@aol.com>, kristi@tomascompanies.com, Marcia Figus <marciafigus@hotmail.com>, rwo3530@yahoo.com, CapitalCityHtgStPaul@yahoo.com, Nathan Anderson <conceptualcarpentry@gmail.com>, kateo3530@gmail.com, kcastle@shoreviewmn.gov

In opposition to the proposed subdivision of 181 St Marie Street The following information is at the City Of Shoreview website.

This project is not in keeping with the codes and standards of the City of Shoreview.

1-The lot sizes in this neighborhood are amongst the largest square footage in the city of Shoreview. Reducing the lot size is not in keeping with this feature.

2- The proposed lot will represent a key lot, or Butt lot which is "to be discouraged"

3- Environmental factors of reducing soil percolation - adding noisy mechanical units at close proximity to the nearest neighbor

<http://shoreviewmn.gov/home/showdocument?id=4>

<http://www.shoreviewmn.gov/home/showdocument?id=1893>

iii. Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.

<http://www.shoreviewmn.gov/home/showdocument?id=10>

204.010 Platting Procedures.

City of Shoreview Municipal

Code Chapter 200.

Development Regulations

204 Subdivision Standards

204.010 Platting Procedures.

(3) Butt Lots. Butt lots shall be discouraged. Where such lots must be used to fit a particular subdivision plan,

such lots shall be at least 15 feet wider than the average required minimum lot width of the district in which it is located.

(9) Key Lots. Key lots shall be discouraged. Where such lots must be used to fit a subdivision plan, such lots shall include at least 15 feet more depth or width than the required minimum lot depth or width of the district in which it is located.

(10) In the event that proposed parcel results in any adjacent development parcel meeting the definition of a Key or Butt Lot, the City reserves the right to require greater lot width or depth for the newly created parcel, and to increase the structure setback for the proposed subdivision.



Kathleen Castle <kcastle@shoreviewmn.gov>

181 St Marie1 message

Marcia Figus <marciafigus@hotmail.com>

Sun, Nov 24, 2013 at 3:08 PM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

I am against sub dividing the property to put a second home on the land at 181 St. Marie.

It doesn't fit into the character of the homes in the area. The lot size would be extremely small. The lot size and home would be very very different from the essential character of the neighborhood.

The house would be put up for the profit of the developer only, not to enhance the quality of the neighborhood and make it a better place to live. It would not be an asset.

The placement of the home on the lot is very off from the homes on Rustic Place to the north as well as those to the south. It doesn't fit in.

The neighbors on all sides will be encroached upon by this property being divided. It will strongly impact the home to the north and the home to the west and the homes across the street to the east. It will give a feeling of being crowded upon. Those neighboring homes will experience a forced closeness by having that new home added by subdividing 181 St Marie. It would not be the homes those existing neighbors bought and lived in. It will not fit into character and ambience of the neighborhood.

If there are children in this home where are they to play???? If there are outdoor parties where are the owners to entertain???

Marcia Figus
3538 Rustic Place
Shoreview, MN 55126
[651-483-3306](tel:651-483-3306)



Kathleen Castle <kcastle@shoreviewmn.gov>

181 St Marie

1 message

Richard O'Neil <rwo3530@yahoo.com>
Reply-To: Richard O'Neil <rwo3530@yahoo.com>
To: kcastle@shoreviewmn.gov

Mon, Nov 25, 2013 at 1:28 PM

I am a 25-year resident in Shoreview living at 3530 Rustic Place which is adjacent to St. Marie. The requested variance sets a bad precedent for this neighborhood. If this is granted, there will be more variance requests which will give the appearance of a very crowded neighborhood. I understand that this developer has recently purchased another house directly across from mine for this specific purpose. We live in the suburbs, specifically Shoreview, to avoid this crowding and it will undoubtedly detract from the value of the surrounding properties.

Thank you.

Richard O'Neil
651-481-1591



Kathleen Castle <kcastle@shoreviewmn.gov>

Comments on 181 Ste. Marie Street

1 message

Sue GORDH <smgblue@msn.com>

Mon, Nov 25, 2013 at 4:39 PM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Kathleen Castle
City Planner
City of Shoreview
4600 Victoria Street North
Shoreview, Minnesota
55126

RE: Minor Subdivision & Variance Application submitted
by Saint Marie, LLC for 181 Saint Marie Street

Monday, November 25, 2013

No new homes should be allowed in this Rustic Place and Ste. Marie neighborhood. Rustic Place is older and isolated neighborhood with large lots and it should stay this way. Dividing lots in half, attempting to squeeze a new house between existing houses will take away the privacy and space to parcels # 181, 205, 3633. Allowing this large structure to be closer to the street will drastically change the privacy and space and the aesthetic value of what Rustic Place and Ste. Marie is to the residents. Please keep the parcel 181 to only one lot!

Thank you

David and Sue Gordh
Parcel 3646 Rustic Place
Shoreview, Minnesota
55126

To Kathleen Castle,
City Planner

26 Nov., 2013

My wife and I have lived here since August 1977. Our lot measures 100 ft. by 300 ft. like most other neighbors. The lot size, the trees and the openness are features my wife and I and neighbors love.

The proposed reduction in lot size and variances certainly go against all the desired features of this neighborhood.

Jamming a house into this special lot would eventually not enhance the neighborhood and would be the start of others wanting to get variances and getting pieces of property for fast cash, which all this is at the neighborhood expense.

Please don't approve this requested subdivision.

Respectfully,

Ed and Betty Kaphingst
3678 Rustic Place
Shoreview, MN 55126





Kathleen Castle <kcastle@shoreviewmn.gov>

Comments re: 2013 Planning Case Files\2461-12-24 181 Saint Marie Street- Saint Marie, LLC1 message

Earhuff, Robert <Robert.B.Earhuff@deluxe.com>

Tue, Nov 26, 2013 at 11:22 AM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

As the owner of 3566 & 3574 Rustic Place, I object to the proposed variance and subdivision of 181 Saint Marie Street.

The proposal is not consistent with the existing character of the neighborhood.

Your most recent Request for Comment, 11/18/2013, points out that if there is a conflict exists between standards, the more restrictive provision applies, which in this case would require a 40-foot setback from the front property line.

Hopefully the Planning Commission will go along with the overwhelming opposition to this Variance request express by the neighborhood and deny the request. If however they choose to ignore the opinion of the neighbors I hope they will hold Saint Marie, LLC to the more restrictive 40-foot setback.

Robert B. Earhuff

3566 & 3574 Rustic Place

Shoreview, MN 55126

OCTOBER 22, 2013
PUBLIC COMMENT



181 Saint Marie StreetMessages

Kasel, Kelly M. <Kelly.Kasel@minneapolismn.gov>
To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Wed, Oct 16, 2013 at 11:58 AM

Kathleen Castle,

Please distribute this email to the Planning Commission. If there is anything else that we need to do before the October 22nd, 2013 meeting please let us know.

Sincerely,
Kelly Kasel

October 16th, 2013

Dear Shoreview Planning Commission,

This letter is in response to Minor Subdivision and Variance application for 181 Saint Marie Street Submitted by Saint Marie, LLC.

We moved into this neighborhood approximately 9 years ago and the main reason we choose this neighborhood was for the rustic feel, larger lot sizes, mature trees, and general spacious feel. We believe that if this subdivision and variance is granted it would negatively impact the essential character of the neighborhood.

If this subdivision and variance is allowed we feel the integrity of the neighborhood would be greatly impacted in a negative way.

It appears that Ste. Marie LLC is creating the, Practical Difficulties by attempting to split a lot that was originally designed as a single lot.

We feel that if this subdivision and variance is allowed other builders may attempt to purchase other houses in this neighborhood with the intention of not preserving the integrity of this neighborhood but rather to continue to split up lots and reconfigure the neighborhood.

The proposed building envelope for the future house would be obviously different from the rest of the neighborhood leaving very little green space and open yard. Thus changing the general feel of the neighborhood. Regardless of the size of house that would be put in the split lot, any house placed there would not conform to the neighborhood. Either way the essential character of the neighborhood would be altered.

We would like the Planning Commission to deny the request for the subdivision and variance.

Sincerely,

Kelly Kasel & Mark Kaspszak
3628 Rustic Place
Shoreview, MN 55126
651-484-1174

City Council:
Sandy Martin, Mayor
Emy Johnson
Terry Quigley
Ady Wickstrom
Ben Withhart



City of Shoreview
4600 Victoria Street North
Shoreview, MN 55126
651-490-4600 phone
651-490-4699 fax
www.shoreviewmn.gov

October 8, 2013

REQUEST FOR COMMENT

Dear Shoreview Property Owner:

Please be advised that on **Tuesday, October 22nd at 7:00 p.m.**, the Shoreview Planning Commission will review Minor Subdivision and Variance applications for **181 Saint Marie Street** submitted by **Saint Marie, LLC**. The applicant proposes to subdivide the property into two parcels. The existing house and detached garage will remain on the southern lot, and the proposed northern lot will be used for the future construction of a new single family residence. A variance has been requested to reduce the required lot depth from the required 125-foot minimum to 100 feet and reduce the minimum 40-foot front yard setback required to 30 feet. The proposed lots conform to other requirements of the Municipal Code. Please see the attached plans.

You are encouraged to fill out the bottom portion of this form and return it if you have any comments or concerns. Comments received by **October 17th** will be distributed to the Planning Commission with the Planning Commission agenda packet. Comments received after that date but before the meeting will be distributed to the Commission that night. You are also welcome to attend the meeting. The meeting is held in the City Council Chambers at Shoreview City Hall, 4600 North Victoria Street.

If you would like more information or have any questions, please call me at 651-490-4682 between 8:00 a.m. and 4:30 p.m., Monday through Friday. You may leave a voice mail message at any time. I can also be reached via e-mail at kcastle@shoreviewmn.gov.

Sincerely,

Kathleen Castle
City Planner

Comments:

We are opposed for several reasons: We recently purchased property in this neighborhood mainly because the homes are spaced apart. Once you allow a property owner to divide his lot, you open the door for the entire neighborhood to follow suit. If we provided a driveway easement, we could potentially build another house on our lot. Please do NOT grant these variances!

Name: Colleen & Jim DeCorsey

Address: 3639 Rustic Place

City Council:
Sandy Martin, Mayor
Emy Johnson
Terry Quigley
Ady Wickstrom
Ben Withhart



City of Shoreview
4600 Victoria Street North
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October 8, 2013

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Sincerely,

Kathleen Castle
City Planner

FAX 651.490.4694

Comments:

SEE COMMENTS ON PG. 2 ATTACHED

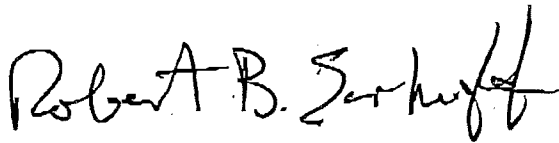
Name: ROBERT EARNUFF
Address: 3566 & 3574 RUSTIC PLACE

Comments re: 2013 Planning Case Files\2461-12-24 181 SaintMarieStreet- Saint Marie, LLC

As the owner of 3566 & 3574 Rustic Place, I object to the proposed variance and subdivision of 181 Saint Marie Street.

The proposal is not consistent with the existing character of the neighborhood. A neighborhood made up of large lots, with plenty of privacy due to the abundance of natural plant life. A neighborhood which has been a tight knit community since my wife's grandfather first built his house at 209 Saint Marie Street in the 1940's.

I also object to the fact that whoever is proposing this is hiding behind a Limited Liability Corporation, and not being forth coming with the neighbors. I fear they are a professional house flipper who will not take the ambiance of the neighborhood into consideration as they attempt to maximize their profits by splitting the parcel of land.

A handwritten signature in black ink, reading "Robert B. Earhuff". The signature is written in a cursive, flowing style with a large, stylized 'R' and 'E'.

Robert B. Earhuff
3566 & 3574 Rustic Place
Shoreview, MN 55126



Shoreview, MN - 55126

181 Saint Marie Street

1 message

Marcia Figus <marciafigus@hotmail.com>

Tue, Oct 15, 2013 at 8:39 PM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

In response to the mailing of the application to subdivide the property into two parcels, I strongly object to the variance requested.

The proposed new parcel would be very close to both properties north and south. It would be "dumped" on the property and not fit into the personality of the neighborhood. The proposal doesn't fit the ambiance of the Rowe & Knudson's Wooded Homesites. I as a resident of this area for 40 years do not feel this should be approved.

Marcia Figus
3538 Rustic Place
Shoreview, MN 55126



Shoreview Planning Commission Meeting 10/15/13

Comment on Request for Variance at 181 St Marie Street

DENNIS AND DENISE HAMILTON <sedeni@msn.com>

Tue, Oct 15, 2013 at 11:46 AM

To: "kcastle@shoreviewmn.gov" <kcastle@shoreviewmn.gov>

Good Morning Kathleen,

Thank You for your help (Rob too) in understanding the subdivision and variance process. I have learned a great deal and have enjoyed looking into it. Please forward the text of our comments below to the other members of planning commission. (for some reason I cannot attach it as a file)

I look forward to the Planning Commission meeting on October 22nd

Thanks

Dennis Hamilton

####

October 15, 2013

City of Shoreview Planning Commission

RE: Applications for Minor Subdivision and Variance for 181 Saint Marie Street.

Commissioners,

We received a letter dated October 8th, 2013 asking for comments regarding the proposal for a variance and minor subdivision request for 181 Saint Marie Street. We have two main areas of comment.

First, the Shoreview city code states that, "The application for a variance shall establish that there are practical difficulties in complying with the provisions of the Shoreview Development Regulations." And that Practical Difficulties means:

i. Reasonable Manner. The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.

ii. Unique Circumstances. The plight of the property owner is due to circumstances unique to the property not created by the property owner.

iii. Character of Neighborhood. The variance, if granted, will not alter the essential character of the neighborhood.

Please consider items ii, and iii.

The property owner, Saint Marie LLC, by requesting a minor subdivision appears to be creating circumstances unique to the property. That is, only if the minor subdivision, requested by Saint Marie LLC, is granted does Saint Marie LLC have a practical difficulty that requires a significant variance for both lot depth and setback. Since item ii of the Shoreview Development Regulations specifically states that it cannot be created by the property owner, the request should be denied.

We also believe that a variance, if granted will result in a significant alteration of the essential character of the neighborhood. The character of the neighborhood is one that is perhaps best described by the name of the street that runs through it, Rustic Place. The homes are almost all on lots of half acre size or more and are set back on tree filled lots. There is a fair amount of space between homes, often 25 to 45 feet. Most homes were built in the 1950's-1970's.

If the variance is granted, any home built on the resulting non-conforming lot will be much closer to the street than the other homes nearby on Rustic Place. Most are set back 60 feet or more. Saint Marie LLC wants to halve that. The setback line on the west side of Rustic Place is very consistent all the way north until the street turns to the Northeast. A structure on the proposed lot would not gently alter that row, but suddenly thrust a home closer to the road than all others. This is perhaps why the City Planners wrote into the development regulations that a structure built next to another should only be a maximum of 10 feet closer to the road than the adjacent structure, once the corner lot structure is removed from consideration. A structure built on the non-conforming lot could be only 18 feet from the house to the north, yet 30 feet closer to the road, 50% closer! This awkward placement would stick out badly in this neighborhood and dramatically alter its open and roomy character. There is a garage at 181 Saint Marie street that is close to the road, but consider that the garage is very small when set next to a modern house.

Also, if a house is built on the non-conforming lot, it would need a driveway. The result would be six drive ways accessing Rustic Place in a space of only 245 feet. And that on the close approach to a Stop sign. Again, a significant alteration to the character of the neighborhood.

Another aspect of the neighborhood's character is that the homes come in a wide variety. There are small houses on large lots and small houses on small lots. There are large houses on large lots. There are no large houses on small lots. To be economically feasible, it is certain that any house built on the non-conforming would be as large as possible. It would be the only large house on a small lot in the neighborhood. It would be close to everything around it. Utterly unique in the neighborhood.

I also took the time to look at another area of Shoreview where a lot had been subdivided and developed on two non-conforming lots in an older area. I looked at 3297 Owasso Heights Drive. Two homes were built, with variances. These homes actually fit into the neighborhood. This is in part because that neighborhood is characterized by many homes built close together, perhaps due to its proximity to Lake Owasso. There are multi-million dollar homes a stone's throw from a row of homes built very close to each other on narrow lots. To build two homes on non-conforming lots in a neighborhood full of non-conforming lots, makes sense. Even so, there is more consistency in the setback of these two homes than what is proposed for Rustic Place.

To conclude, the variance requested is no minor change. We believe that the Practical Difficulties are caused solely by the property owner. We believe that a variance, if granted, would dramatically alter the character of the

neighborhood. By awkwardly placing a house, close to the street, on a small lot, in a manner completely different than the other houses in the area, with one more driveway in a very short distance, the roomy and spacious character of the neighborhood would be gone forever. If granted, the result would be quite different from what has been done in other parts of our city. We request that the planning commission deny the request for variance and minor subdivision.

Sincerely,

Dennis and Denise Hamilton

3633 Rustic Place

Shoreview, MN 55126

651 766 2592 home, 612 709 0975 cell, sedeni@msn.com

City Council:
Sandy Martin, Mayor
Amy Johnson
Terry Quigley
Andy Wickstrom
Ben Withhart



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4600 Victoria Street North
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651-490-4600 phone
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October 8, 2013

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Sincerely,

Kathleen Castle
City Planner

Comments:

The variance would put 2 houses within 50 feet of our property line. We feel that will reduce our privacy and peacefulness of our property. We also feel it brings up the feel of the neighborhood by crowding a lot with two houses.

Name:

John & Richard Peterson

Address:

205 Saint Marie St.

City Council:
Sandy Martin, Mayor
Amy Johnson
Terry Quigley
Ady Wickstrom
Ben Withhart



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Sincerely,

Kathleen Castle
City Planner

We completely reject acceptance of a Minor Subdivision and Variance application for the property at 181 Saint Marie Street.

The charm of this "pocket" neighborhood is the careful planning that went into its original generous wooded lots. We were immediately attracted to this element much more than the amenities of the 1955 small ranch home we subsequently bought. Now that charm will be lost, with yet another home squeezed into a space never intended for additional housing.

A couple of years ago we made a too hasty decision to sign a variance for a similar project immediately to our east on Ste. Marie. Now our access to our own backyard on the east side of our garage is limited to a couple of feet and plantings have been established to emphasize this fact. When that home is built there will be a very crowded intersection at Ste. Marie and Rustic Place.

We are hemmed in here; have you noticed? Surrounded by busy Rice Street, roaring Highway 694, and an increasingly intrusive railroad, we still maintain a rural, wooded island in the midst of all this urban activity which visitors always admire.

No to more building on back lots!

Comments:

We support the concerns of the neighbors - Denise & Dennis Hamilton - that the lot is too small for new construction

Name: Mike & Jacqui Krebsbach
Address: 207 St Marie

T:\2013 Planning Case Files\2461-12-24 181 Saint Marie Street - Saint Marie, LLC\Neighborhood Request for Comment.docx

Comments:

I am not in favor of the lot split. I think it takes away from the integrity of the neighborhood. Several years ago I built a new garage. My old one was closer to the street. I wanted to put the new one in its place but was required to move back to comply with the set back. If I am required so should they.

Name: Mark Peterson
Address: 3592 Rustic Pl.

T:\2013 Planning Case Files\2461-12-24 181 Saint Marie Street - Saint Marie, LLC\Neighborhood Request for Comment.docx

City Council:
Sandy Martin, Mayor
Amy Johnson
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Dear Shoreview Property Owner:

Please be advised that on **Tuesday, October 22nd at 7:00 p.m.**, the Shoreview Planning Commission will review Minor Subdivision and Variance applications for **181 Saint Marie Street** submitted by **Saint Marie, LLC**. The applicant proposes to subdivide the property into two parcels. The existing house and detached garage will remain on the southern lot, and the proposed northern lot will be used for the future construction of a new single family residence. A variance has been requested to reduce the required lot depth from the required 125-foot minimum to 100 feet and reduce the minimum 40-foot front yard setback required to 30 feet. The proposed lots conform to other requirements of the Municipal Code. Please see the attached plans.

You are encouraged to fill out the bottom portion of this form and return it if you have any comments or concerns. Comments received by **October 17th** will be distributed to the Planning Commission with the Planning Commission agenda packet. Comments received after that date but before the meeting will be distributed to the Commission that night. You are also welcome to attend the meeting. The meeting is held in the City Council Chambers at Shoreview City Hall, 4600 North Victoria Street.

If you would like more information or have any questions, please call me at 651-490-4682 between 8:00 a.m. and 4:30 p.m., Monday through Friday. You may leave a voice mail message at any time. I can also be reached via e-mail at kcastle@shoreviewmn.gov.

Sincerely,

Kathleen Castle
City Planner

Comments:

*my husband and I are apposed
to the request for variance at 181 Saint
Marie St. The size requirements instiuted
by the city are what make Shoreview and in
particular Rustic Place a great place to live.
Please do not allow this to happen.*

Name: *Katie Cunningham*

Address: *3651 Rustic Place*

PROPOSED MOTION
TO APPROVE THE LOT WIDTH/FRONT YARD SETBACK VARIANCE AND MINOR
SUBDIVISION APPLICATIONS FOR SAINT MARIE, LLC
181 SAINT MARIE STREET

MOVED BY COMMISSION MEMBER _____

SECONDED BY COMMISSION MEMBER _____

To adopt Resolution 13-91, approving the lot depth variance needed for the proposed Parcel A and recommend the City Council approve the minor subdivision for 181 Saint Marie Street dividing the property into two parcels, creating a new parcel for single-family residential development. Said approval is subject to the following:

Variance

1. This approval is subject to approval of the Minor Subdivision application by the City Council.
2. The future home on Parcel A shall placed no closer than 40-feet to the Rustic Place right-of-way.
3. This approval will expire after one year if the subdivision has not been recorded with Ramsey County.
4. The approval is subject to a 5-day appeal period

Minor Subdivision

1. The minor subdivision shall be in accordance with the plans submitted.
2. The applicant shall pay a Public Recreation Use Dedication fee as required by Section 204.020 of the Development Regulations before the City will endorse deeds for recording. The fee will be 4% of the fair market value of the property, with credit given for the existing residence.
3. Public drainage and utility easements shall be dedicated to the City as required by the Public Works Director. The applicant shall be responsible for providing legal descriptions for all required easements. Easements shall be conveyed before the City will endorse deeds for recording.
4. Payment for City municipal services and escrow deposits as outlined in the attached memo from Tom Hammitt, Senior Engineer Technician dated October 15th.
5. The applicants shall enter into a Development Agreement with the City. This agreement shall be executed prior to the City's release of the deeds for recording.
6. Driveways and all other work within the Rustic Place right-of-way are subject to the permitting authority of the City of Shoreview.
7. A tree protection and replacement plan shall be submitted prior to issuance of a building permit for Parcel A. The approved plan shall be implemented prior to the commencement of work on the property and maintained during the period of construction. The protection plan shall include wood chips and protective fencing at the drip line of the retained trees.
8. An erosion control plan shall be submitted with the building permit application and implemented during the construction of the new residence.
9. A final site-grading plan shall be submitted and approved prior to issuance of a building permit.
10. The architectural design and style of the home on Parcel A shall be consistent with the plans submitted as part of this application. The home shall comply with the standards of 207.050 (D), Design Standards, for nonconforming lots. This home shall be setback a minimum of 40 feet from the front property line.

11. This approval shall expire after one year if the subdivision has not been recorded with Ramsey County.

This approval is based on the following findings:

Variance

1. *The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.* The proposed subdivision of the 100 foot wide by 250 foot deep lot for a future detached single family dwelling is a reasonable use of this property since the resulting parcels comply with the minimum lot area in the R1 district and the subdivision standards.
2. *The plight of the property owner is due to circumstances unique to the property not created by the property owner.* The unique circumstance to the property relates to the existing lot width and lot configuration. The existing 100-foot lot depth becomes the width for the property. This width cannot be increased due to the existing lot configuration.
3. *The variance, if granted, will not alter the essential character of the neighborhood.* While the character of the area does have larger lots, the construction of a single family home, if properly designed and scaled proportionately to the parcel, may not impact the character of this neighborhood. The proposed home will need to comply with design standards that will mitigate impacts on the adjoining properties and neighborhood. Similarly situated corner lots also have the potential to subdivide due to their lot area.

Minor Subdivision

1. The subdivision is consistent with the policies of the Comprehensive Plan and in compliance with the regulations of the Development Code.
2. The proposed lots conform to the adopted subdivision standards.

VOTE:

AYES:

NAYS:

Regular Planning Commission Meeting
December 3, 2013

t:\2013pcf\2504-13-30saintmarielle\pcmotionapprovenov

**PROPOSED MOTION TO DENY
THE LOT WIDTH/FRONT YARD SETBACK VARIANCE AND MINOR SUBDIVISION
APPLICATIONS FOR SAINT MARIE, LLC
181 SAINT MARIE STREET**

MOVED BY COMMISSION MEMBER _____

SECONDED BY COMMISSION MEMBER _____

To deny the lot depth variance needed for the proposed Parcel A and thereby recommending the City Council deny the minor subdivision for 181 Saint Marie Street dividing the property into two parcels. Said denial is based on the following findings:

Variance

1. *The property owner proposes to use the property in a reasonable manner not permitted by the Shoreview Development Regulations.* The property owner has reasonable use of the property. The property is developed with and used for single-family residential purposes in accordance with the Development Code requirements.
2. *The plight of the property owner is due to circumstances created by the property owner and not unique to the property.* The act of the minor subdivision itself is a circumstance created by the property owner. While the property exceeds the lot area required to create two parcels, the depth of the Parcel A is substandard to the minimum 125-foot lot depth required. The desire to subdivide the property creates this circumstance.
3. *The variance, if granted, will not alter the essential character of the neighborhood.* The development pattern of this neighborhood consists of large residential lots with depths that exceed the R1 zoning district standards. The average lot area of parcels in the immediate area is 27,242 square feet and the average lot depth on the west side of Rustic Place north of the property is 198.7 feet. The smaller lot areas of Parcel A and B, the 100-foot lot depth for Parcel B alter the essential character of the neighborhood.

VOTE:

AYES:

NAYS:

Regular Planning Commission Meeting
December 3, 2013

t:\2013pcf\2504-13-30saintmarielle\pcmotiondeny nov

TO: Planning Commission

FROM: Kathleen Castle, City Planner

DATE: November 27, 2013

SUBJECT: Rezoning, Preliminary Plat, 5878 Lexington Avenue N., Pulte Group, MN Division, File No. 2505-13-32

INTRODUCTION

Pulte Group – MN Division submitted applications to subdivide and develop the property at 5878 Lexington Avenue into 25 lots for single-family detached homes. Bucher Avenue and Woodcrest Avenue would be extended through the property to access the proposed lots and create a connected street pattern. Stormwater runoff is proposed to be managed with an infiltration basin and rain garden.

The applications submitted for this development project include the following:

- 1) Rezoning – changing the zoning designation from UND, Urban Underdeveloped to R1, Detached Residential.
- 2) Preliminary Plat – to plat the property into 25 parcels for single-family residential development.

SITE CHARACTERISTICS

The property has an area of 9.375 acres and is located north of Lexington Avenue between the terminal points of Woodcrest Avenue and Bucher Avenue. The property is developed with a single-family home and accessory structures and has access off Lexington Avenue. Vegetation on the site consists of open areas with grasses and wooded areas along the west and south property lines.

The property to the south, east and west is developed with single-family residential while the property to the north consists of condominiums. The City's water tower is also adjacent to the property at the southwest corner.

PROJECT DESCRIPTION

The applicant is proposing to develop the property with 25 single-family residential lots. Access to the subdivision would be gained through the extension of Woodcrest Avenue and Bucher Avenue. The existing access point off of Lexington Avenue would be closed but used for a neighborhood trail connection. Stormwater will be managed through an infiltration basin and rain gardens.

STAFF REVIEW

Rezoning

The property is currently zoned UND, Urban Underdeveloped which serves as a temporary holding zone for underdeveloped or undeveloped properties. When a development application is received for property in this holding zone, a rezoning to the appropriate district is required. In this case, the applicant is seeking approval to rezone the entire property from UND, Urban Underdeveloped to R1, Detached Residential. In Staff's opinion, the proposal is consistent with the rezoning criteria as follows:

- 1) That the proposed rezoning is consistent with the policies of the Comprehensive Guide Plan and with the general purpose and intent of the development regulations*

Chapter 4 of the Comprehensive Guide Plan, Land Use, guides this property for RL, Low-Density Residential (0 to 4 units per acre). The RL designation identifies those areas designated for continued or future use typically as detached single-family homes -- a development type existing in a density range of up to four units per acre. In undeveloped or underdeveloped areas, a development density and lot pattern similar to that found in existing neighborhoods is expected. Corresponding zoning districts include R1, Detached Residential; RE, Residential Estate; PUD, Planned Unit Development.

The submitted development plan is consistent with the RL land use designation. The overall density for this subdivision is 2.67 units per acre. Lot sizes range from 10,003 square feet to 18,894 square feet. The proposed densities and lot area are consistent with those in the nearby single-family detached residential neighborhoods.

- 2) That the development facilitated by the rezoning will not significantly and adversely impact the planned use of the surrounding property*

The planned land use of surrounding properties to the south, east and west is low-density residential development. The City's water tower to the southeast is planned as Institutional and the property to the north is planned as medium density residential (4 to 8 units per acre). The proposed residential use is consistent with the surrounding planned land uses and will not adversely impact the surrounding land uses.

- 3) The developer is willing to enter into a rezoning/development agreement with the City.*

As a condition of approval, the developer will be required to enter into a development agreement with the City.

Preliminary Plat

The preliminary plat was reviewed in accordance with the City's standards for subdivisions and the R1 zoning district. The proposal complies with the City's requirements. The following outlines some of the key features of the proposed subdivision.

Street Network/Traffic. Currently, access to the property is via a private driveway that extends off Lexington Avenue. This access drive will be closed and the adjoining local streets, Woodcrest Avenue and Bucher Avenue will be extended into the property, serve the proposed lots and connect the neighborhoods immediately to the east and west of the development site. These local roads have the capacity to accommodate traffic from this proposed development and lead to the collector street and arterial roadway system.

Lot Layout. The proposed parcels comply with the minimum lot standards of the R1 zoning district. Three of these parcels (Lots 1 and 2, Block 1 and Lot 1, Block 3 are key lots. A key lot is any lot, the rear of which abuts the side lot line of one or more adjoining lots, or any lot, the side lot line of which abuts the rear lot line. These types of parcels are discouraged, however, when they are adjacent to an existing parcel, additional setback restrictions are imposed to minimize the development impacts on the existing property. These lots have the additional 15-feet of depth required and structures on these parcels are able to comply with the more restrictive 40-foot structure setback requirements from the rear property line.

Stormwater Management. The existing drainage pattern generally flows to points off site to the north, southeast and west. The proposed stormwater management plan has been designed to comply with Shoreview and Rice Creek Watershed standards for stormwater quality, quantity, best management and erosion control practices. The plan is designed with two infiltration basins capturing the majority of runoff from the site and will comply with the water quality standards. The basin (rain garden) in the northeast corner of the property will collect run-off from the backyard areas and rooftop run-off. The basin in Outlot A is designed as an infiltration basin that will capture run-off from the streets, front yard areas and roof-tops. The stormwater will then be transported to a storm sewer system that follows the road network and connects to the system in the Lexington Avenue right-of-way.

The proposed design does comply with the City's standards, however, there are concerns regarding the appearance and long-term maintenance of the infiltration basin located in Outlot A. The developer is redesigning the plan in response to these concerns. The overall drainage pattern would remain the same.

Density. Staff has reviewed the density of this development in accordance with the City's standards. The property is guided for low-density residential, which permits a

densities up to four units per acre. The proposed density, 2.67 units per acre is consistent with the density pattern established in this area and complies with the City's standards.

Tree Preservation and Landscaping. The property contains both open and wooded areas. The tree preservation plan indicated 55 landmark trees will be removed and 87 landmark trees retained. Trees along the western and southern perimeter of the property will be preserved. The 186 replacement trees required will be distributed throughout the development and also be located along the edge of the infiltration basins.

Parks and Trails. In 2005, the City completed a needs assessment that evaluated existing park facilities and developed recommendations and park plans identifying the improvements needed to meet current and future needs. The area in the Royal Oaks neighborhood, north of Lexington Avenue, south of County Road J and between the County open space was identified as a candidate area for a future park improvement. Since this study was completed, there has been a movement away from these smaller park uses to focus on improvements and connections to community park facilities.

In lieu of dedicating parkland, the developer will be required to pay a public use dedication fee which will be used to expand the regional trail along Lexington Avenue. With the completion of this trail segment, connections will be provided to the playground facilities at Turtle Lake Elementary, Rice Creek Open Space and McCullough Park. The developer has also stated that they would provide a trail connection in the southwest corner of the site to connect this neighborhood to the regional trail network.

PUBLIC/AGENCY COMMENT

Neighborhood notices informing residents of the public hearing were mailed to property owners within 350' of the property boundary. To date no written comments have been received. One telephone call was received from an adjoining property owner who expressed some concern about drainage and parkland. The proposed drainage plan indicates that drainage will be directed away from the resident's property and out towards the public street system. Other calls have inquired about what is being proposed.

A neighborhood meeting was held by the developer. Comments received pertained to the overall subdivision design, tree preservation and drainage.

Rick Current, Lake Johanna Fire Marshall, also reviewed the plat and does not have any concerns with the proposed street network or hydrant locations.

RECOMMENDATION

Staff has reviewed the proposal in accordance with the rezoning criteria and preliminary plat requirements. The proposed rezoning is consistent with the Comprehensive Plan and Development Code. The rezoning will not adversely impact the existing and planned land uses in this area. The preliminary plat does comply with the City's R1, Detached

Residential zoning district and subdivision standards. Staff is recommending the Commission forward a recommendation of approval to the City Council with the following conditions attached.

Rezoning

1. A Development Agreement must be executed and financial securities submitted prior to the City's issuance of any permits and/or release of the Final Plat.
2. Rezoning is not effective until City approvals are received for the Final Plat.

Preliminary Plat

1. The approval permits the development of a detached residential subdivision providing 25 parcels for single family residential development.
2. Final grading, drainage and erosion control plans are subject to the review and approval by the Public Works Director prior to approval of any permits or the Final Plat. Concerns identified by the City Engineer shall be addressed with the Final Plat submittal.
3. Final utility plans are subject to review and approval by the Public Works Director.
4. The final street design is subject to review and approval of the Public Works Director.
5. Comments identified in the memo dated November 25, 2013 from the City Engineer shall be addressed with the Final Plat submittal.
6. A Development Agreement, Erosion Control Agreement shall be executed and related securities submitted prior to any work commencing on the site. A Grading Permit is required prior to commencing work on the site.
7. A Public Recreation Use Dedication fee shall be submitted as required by ordinance prior to release of the Final Plat.
8. The developer shall form a homeowners association to maintain the common areas of the subdivision, which will be further described in the Development Agreement. These documents shall be in a form approved by the City Attorney.
9. The landscape/tree-replanting plan shall be provided in accordance with the City's Tree Protection Ordinance. Trees on the property, which are to remain, shall be protected with construction fencing placed at the tree driplines prior to grading and excavating. Said plan shall be submitted for review and approval by the City Planner prior to submittal of the final plat application. The developer will work with the

County and City to develop a plan for dead tree and brush removal and tree replacement plantings in the land exchange area.

10. The Final Plat shall include drainage and utility easements along all property lines. Drainage and utility easements along the roadways shall be 10 feet wide and 5 feet wide along the side and rear lot lines. Other drainage and utility easements shall be provided over the proposed ponding areas, infiltration basins and as required by the Public Works Director.
11. The developer shall secure a permit from the Rice Creek Watershed District prior to commencing any grading on the property.

Attachments

1. Memo dated November 25, 2013 – Tom Wesolowski, City Engineer
2. Memo dated November 21, 2013 – Rick Current, Fire Marshal - LJFD
3. Aerial Location Map
4. Submitted Plans - Narrative
5. Public Comments Received
6. Motion

T:/2013 Planning Case Files\2505-13-32 5878 Lexington - Noren-Pulte/11-27-13pcreport

Date: November 25, 2013

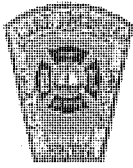
To: Kathleen Castle, City Planner

From: Tom Wesolowski, City Engineer

Subject: Preliminary Plat review comments for Autumn Meadows

The City of Shoreview Engineering staff has reviewed the preliminary plat submittal dated October 28, 2013 for the proposed Autumn Meadows development and the stormwater management calculations. The Engineering staff has the following comments regarding the submittal:

1. The proposed project is located within the Rice Creek Watershed District (RCWD). The project will disturb more than 1-acre, so a permit from the RCWD will be required. The City requires that all information that is submitted to Rice Creek as it relates to the proposed development also be sent to the City of Shoreview.
2. The developer has submitted a stormwater management design that includes information on the existing and proposed drainage. The design did meet or exceed the requirements of the City's SWMP, but staff had concerns about the maintenance of the proposed treatment BMPs.
Mark Maloney, Kathleen Castle, and I met with the developer and their consultant to discuss the BMPs. Based on the meeting the developer is planning to redesign the treatment BMPs based on our comments and submit a revised stormwater management design.
3. Include a trail connection at the SW corner of the development from the extended Bucher Avenue to Lexington Avenue. The City is considering the installation of a trail along the east side of Lexington Avenue.
4. Sanitary Sewer and Water services for the existing house is required to be abandoned at the mains or as required by the City Engineer.
5. Preferred access to the site would be off Lexington Avenue.
6. A tree preservation surety shall be included at the time of the Development Agreement to ensure proper tree protection is installed and maintained throughout construction.
7. The Landscape Plan calls for 104 replacement trees which are not shown on the plan. If homeowners are to plant 4 additional trees at each parcel with the building permit, a surety shall be held to assure compliance. Native Minnesotan trees and diversity in plantings is strongly recommended. Homeowners may require education about size requirements and acceptable species.
8. The development plans will be presented to the Environmental Quality Committee for comment at their November 25th meeting.



LAKE JOHANNA FIRE DEPARTMENT

5545 LEXINGTON AVENUE NORTH • SHOREVIEW, MN 55126
OFFICE (651) 481-7024 • FAX (651) 486-8826

November 21, 2013

To: Kathleen Castle

From: Rick Current

Project: Autumn Meadows

File No. 2505-13-32

Kathleen,

After reviewing this project, I have no comments on the project. The hydrant locations are fine and I am assuming these are going to be normal city roads so access will not be an issue. Please let me know if you need anything else from me.

Sincerely,

Rick Current
Fire Marshal
Lake Johanna Fire Department



Pulte Homes - 5878 Lexington Avenue



485.1

0

242.54

485.1 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

Notes

Autumn Meadows Subdivision



Alliant Engineering, Inc.

October 25, 2013

Ms. Kathleen Castle
City Planner
City of Shoreview
4600 Victoria St. N.
Shoreview, MN 55126

Re: Autumn Meadows Residential Development- Preliminary Plat and Rezoning Submittal

Dear Kathleen,

On behalf of Pulte Group – Minnesota Division, Alliant Engineering is submitting plans and documents in support of their application to the City of Shoreview for rezoning and preliminary plat. We are providing you with the enclosed information in order to be considered for the City of Shoreview Planning Commission meeting date December 4th (as rescheduled) and subsequent City Council meeting also in December 2013.

General Description

The proposed project plat boundary includes land currently owned by the Noren family and amounts to approximately 9.4 acres. The property is currently zoned UND – Urban Under Developed and is surrounded by properties zoned R-1 – Detached Residential to the west, south and east and R-3 – Multi Dwelling Residential to the north. The proposed development has been designed to meet City Zoning Code criteria of R-1 – Detached Residential and thus fits in with neighboring properties. The R-1 plan as proposed will create 25 new single family lots and 1 outlot.

Proposed Plan

The existing property currently splits Woodcrest Ave (public), which was stubbed to the east and west property lines of the site in the past. The site also had Bucher Ave (public) stubbed to it in the southeast corner. The development as proposed will finish the connection of the Woodcrest Ave stubs and extend Bucher Ave to Woodcrest Ave, completing both roads.

All three existing watermain stubs from Woodcrest Ave and Bucher Ave will be connected to thus completing the public watermain loop through the property.

The development will connect to the sanitary trunk sewer in the southwest corner of the site adjacent to Lexington Ave. This connection point eliminates the need to disrupt any of existing Woodcrest or Bucher Ave's as the sanitary manholes in those streets were left well short of the property line and roadway stubs.

The stormwater management plan for the development has been designed in consideration of the regulations of the City of Shoreview and Rice Creek Watershed District. The system includes new public storm sewer which will collect runoff from the

new roadways and route to a central basin for infiltration, treatment and temporary detention. A portion of rear yard drainage will also be graded to drain to a new rain garden. These facilities will provide infiltration and peak runoff rate control to mitigate the impact of the additional impervious surface proposed.

The site does have some mature trees in the western 1/3 of the property. The development plan has designed and graded in attempt to maintain a large portion of those trees and the water tower screening they provide. The saved and removed trees have been accounted for per City Code and the required replacement has been included in the landscape plan.

Schedule/Phasing

If the project is approved, it is the Developer's intention to begin mass grading in spring of 2014 with public infrastructure construction directly following.

Conclusion

Pulte Group and Alliant Engineering, Inc. sincerely appreciate the preliminary input provided to date by City staff and their assistance in the plan development. We are hopeful that the information provided and enclosed with this submittal, allows for a project which recognizes the development potential of the site and is considerate of the Cities Goals and Objectives for this area.

Please call me direct at 612-767-9339 should you have any questions or comments.
Thanks.

Sincerely,

Alliant Engineering, Inc.

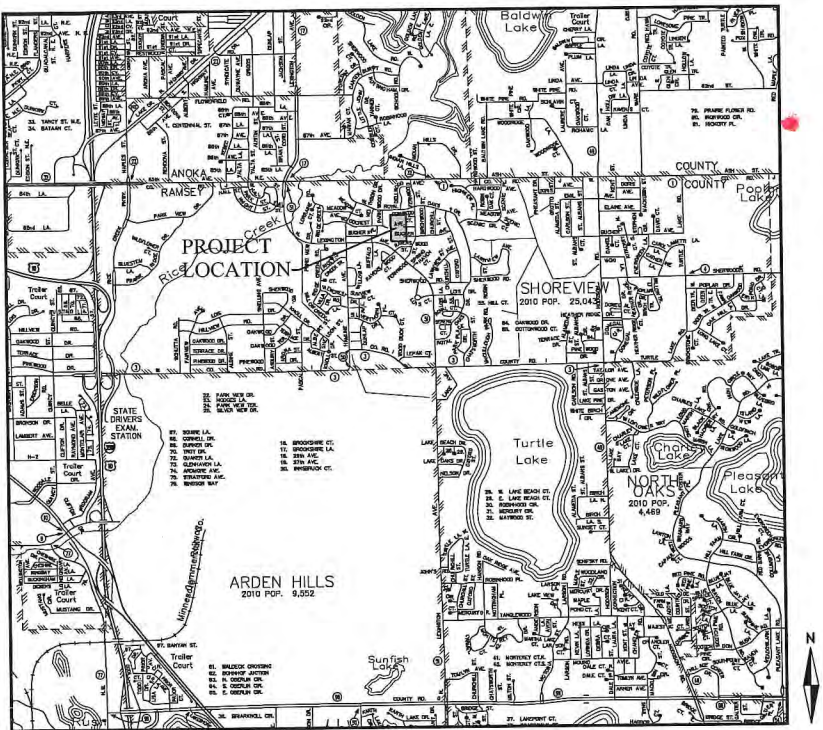
A handwritten signature in black ink, appearing to read "Mark Rausch". The signature is fluid and cursive, with the first name "Mark" and last name "Rausch" clearly distinguishable.

Mark Rausch, PE
Project Manager

Cc: Ian Peterson, PG
File

AUTUMN MEADOWS

SHOREVIEW, MINNESOTA



VICINITY MAP
NOT TO SCALE

SHEET INDEX	NO.
COVER SHEET	1
EXISTING CONDITIONS SURVEY	2
PRELIMINARY PLAT	3
SITE PLAN	4
GRADING, DRAINAGE AND EROSION CONTROL PLAN	5
GRADING NOTES AND DETAILS	6
GRADING PROFILES	7
STORM SEWER PLAN	8
SANITARY SEWER AND WATERMAIN PLAN	9
TREE INVENTORY	10
TREE PRESERVATION PLAN	11
LANDSCAPE / TREE REPLACEMENT PLAN	12
LANDSCAPE DETAILS	13

DEVELOPER
PULTE GROUP - MINNESOTA DIVISION
7500 OFFICE RIDGE CIRCLE
SUITE 325
EDEN PRAIRIE, MN 55344
PH: 952-988-8210
CONTACT: IAN PETERSON
EM: ian.peterson@pultegroup.com

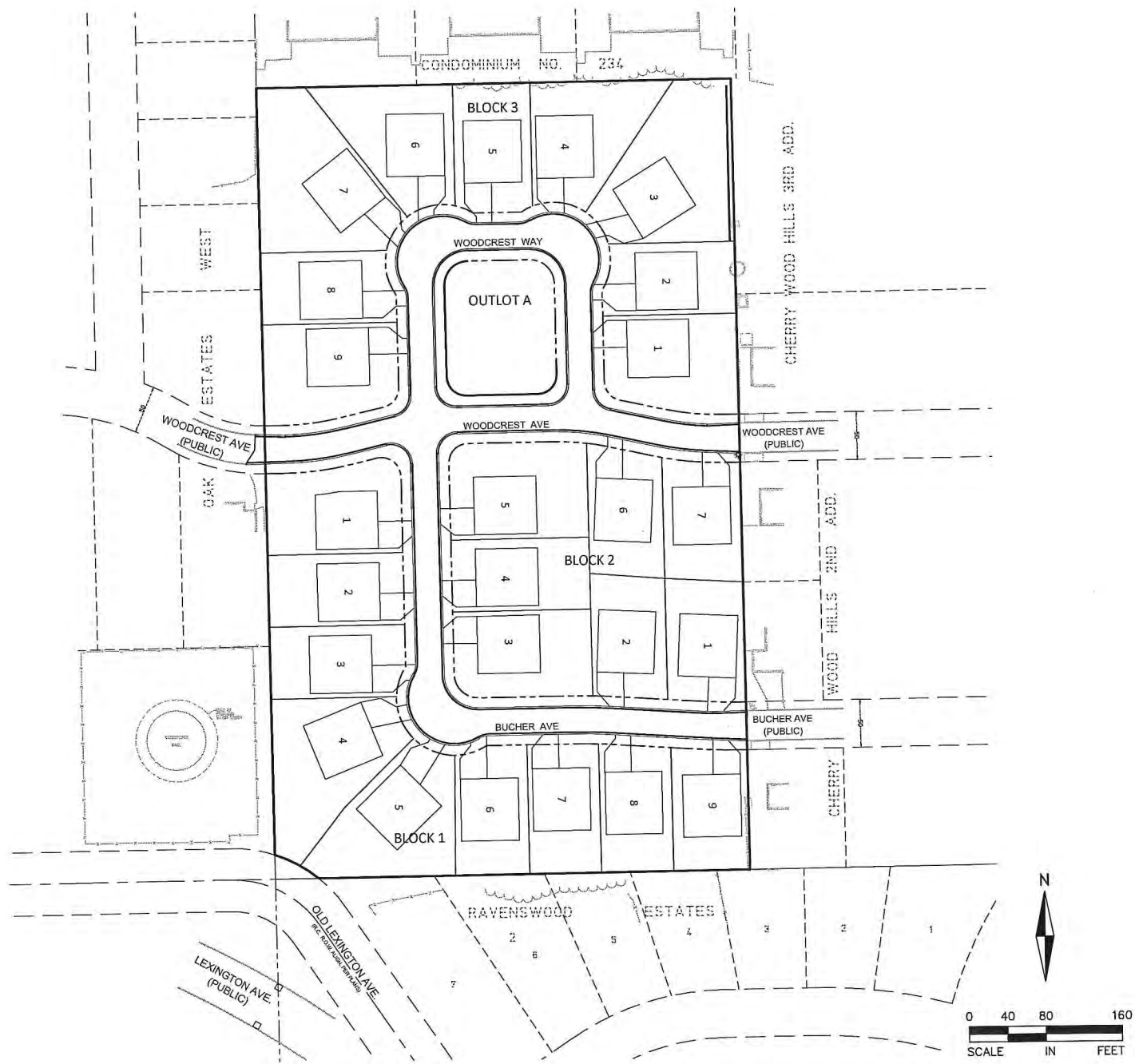
CONSULTANT
ALLIANT ENGINEERING, INC.
233 PARK AVENUE SOUTH
SUITE 300
MINNEAPOLIS, MN 55415
PH: 612-758-3080
FX: 612-758-3099

ENGINEER
CLARK WICKLUND
LICENSE NO. 40922
EM: clwicklund@alliant-inc.com

SURVEYOR
DENNIS B. OLMSTEAD
LICENSE NO. 18425
EM: dolmstead@alliant-inc.com

LANDSCAPE ARCHITECT
MARK KRONBECK
LICENSE NO. 26222
EM: mkronbeck@alliant-inc.com

FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION

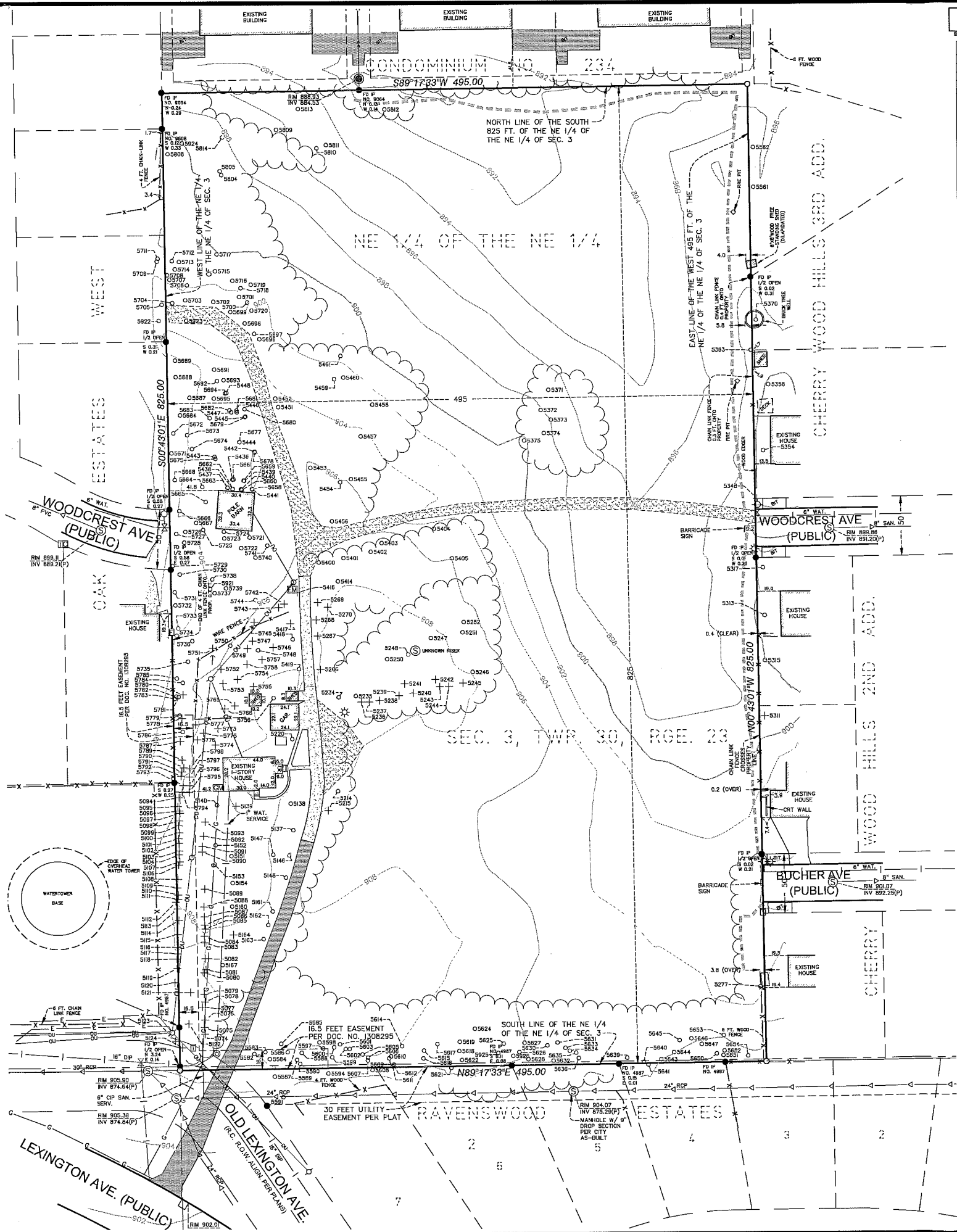


ALLIANT ENGINEERING, INC.
233 PARK AVE. SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
PHONE (612) 758-3080
FAX (612) 758-3099

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
CLARK WICKLUND, PE
DATE _____ LICENSE NO. _____

PROJECT TEAM
DESIGNED: MPR
DRAWN: ELL
PROJECT NO: 213-0084
QA/QC REVIEW
BY _____ DATE _____

DATE	ISSUE	DATE	ISSUE
10-28-13	CITY SUBMITTAL		



TREE TABLE

POINT ID	D.B.H.	COMMON NAME	TREE TAG ID	NOTES
5074	6	SPRUCE	2210	
5075	7	SPRUCE	2211	
5076	7	SPRUCE	2212	
5077	8	SPRUCE	2213	
5078	7	SPRUCE	2214	
5079	6	SPRUCE	NT	
5080	6	SPRUCE	NT	
5081	7	SPRUCE	NT	
5082	8	SPRUCE	NT	
5083	8	SPRUCE	NT	
5084	9	SPRUCE	NT	
5085	6	SPRUCE	NT	
5086	7	SPRUCE	NT	
5087	8	SPRUCE	NT	
5088	7	SPRUCE	NT	
5089	15	SPRUCE	NT	L
5090	9	PINE	NT	
5091	7	PINE	NT	
5092	8	PINE	NT	
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5115	15	PINE	NT	
5116	13	PINE	NT	
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5118	14	PINE	NT	
5119	14	PINE	NT	
5120	13	PINE	NT	
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5123	15	PINE	NT	
5124	12	PINE	NT	
5125	19	ASH	NT	
5126	28	ASH	NT	L
5127	21	SPRUCE	NT	L
5128	18	ASH	NT	L
5129	5	APPLE	NT	L
5130	32	SILVER MAPLE	NT	L
5131	21	SILVER MAPLE	NT	L
5132	15	SILVER MAPLE	NT	L
5133	8	SILVER MAPLE	NT	L
5134	15	SILVER MAPLE	NT	L
5135	18	SILVER MAPLE	NT	L
5136	25	SILVER MAPLE	NT	L
5137	28	SILVER MAPLE	NT	L
5138	19	ASH	NT	L
5139	5	ARBORVITAE	NT	L
5140	35	ELM	NT	L
5141	39	SILVER MAPLE	NT	L
5142	6	ARBORVITAE	NT	L
5143	25	ASH	NT	L
5144	15	SILVER MAPLE	NT	L
5145	38	SILVER MAPLE	NT	L
5146	11	PINE	NT	L

NOTES

- The locations of underground utilities are depicted based on Gopher State One Call, available city maps, records and field locations and may not be exact. Verify critical utilities prior to construction or design.
- The basis of bearings is assumed.
- All distances are in feet.
- The area of property is approximately 406,375 s.f. or 9.375 acres.
- This survey was prepared from the commitment for title insurance prepared by Stewart Title Guaranty Company as file no. 01040-1980 with an effective date of May 24, 2013.
- Bench Mark: Ramsey County Vertical Control Disc No. 9112, 2 1/4" Aluminum Capped, located on the northeast corner of Lexington Ave. and Shenwood Rd., has an elevation of 898.83 feet NAVD 88.

LEGEND

- SET CAP IRON MONUMENT 18425
- FOUND IRON MONUMENT
- HYDRANT
- WATER VALVE
- SANITARY MANHOLE
- SIGN
- CATCH BASIN
- ELECTRIC BOX
- STORM MANHOLE
- POWER POLE
- GAS METER
- ELECTRIC METER
- SPOT ELEVATION
- CONIFEROUS TREE
- DECIDUOUS TREE
- CATCH BASIN - ROUND
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- UNDERGROUND TELEPHONE
- OVERHEAD UTILITY
- GAS
- FENCE
- EDGE OF TREE
- EDGE OF MOWED GRASS
- CONCRETE
- BITUMINOUS
- DIRT DRIVE
- PER PLAN

LEGAL DESCRIPTION

The South 825 feet of the West 495 feet of the Northeast Quarter of the Northeast Quarter, Section 3, Township 30, Range 23, Ramsey County, Minnesota.

Being Abstract Land.

10/9/13 REVISED PER ADDITIONAL TOPO

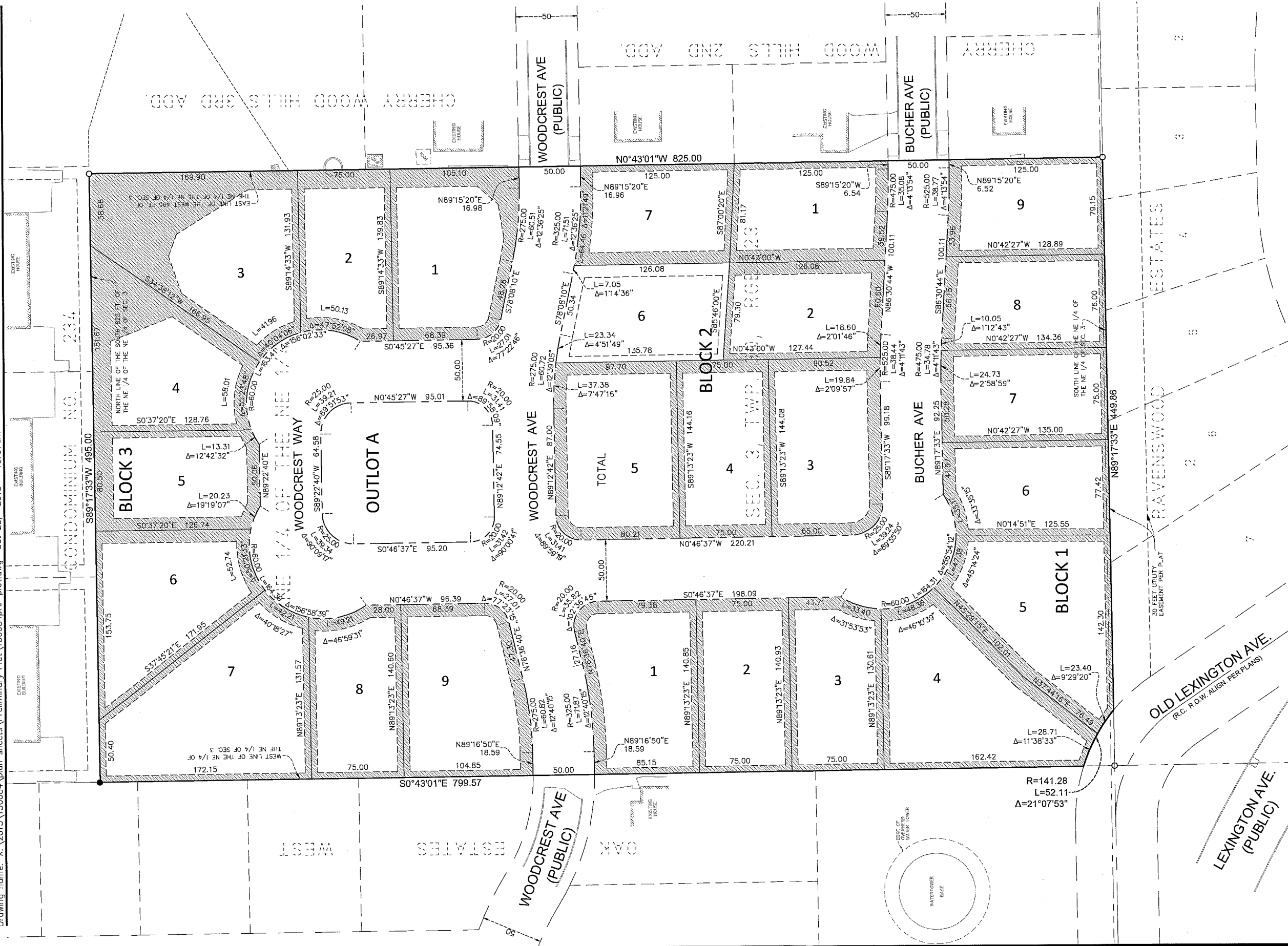
ALLIANT ENGINEERING, INC.
233 PARK AVE. SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
PHONE (612) 758-3080
FAX (612) 758-3099

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under Minnesota statutes 326.02 to 326.16.

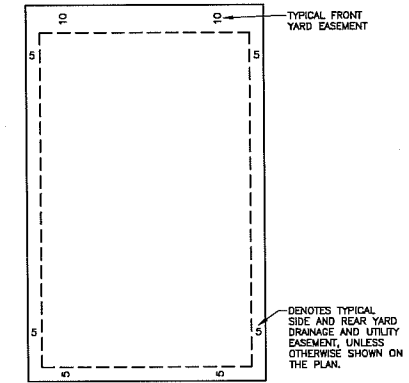
DENNIS B. OLMSTEAD
Print Name
Signature
September 23, 2013
Date
18425
License Number

NOREN PROPERTY
EXISTING CONDITIONS SURVEY
SHOREVIEW, MINNESOTA

DRAWN BY DE
CHECKED BY DBO
DATE ISSUED 9/23/13
SCALE 1"=50'
JOB NO. 130084
BOOK 103

**LEGEND:**

- PROPERTY LINE
- LOT LINE
- R.O.W.
- EASEMENT LINE
- BUILDING SETBACK
- DRAINAGE AND UTILITY EASEMENT
- SET CAP IRON MONUMENT 18425
- FOUND IRON MONUMENT

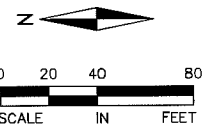


TYPICAL LOT DETAIL
NOT TO SCALE

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B1-L1	12719	0.29
B1-L2	10567	0.24
B1-L3	10359	0.24
B1-L4	16566	0.38
B1-L5	15358	0.35
B1-L6	10083	0.23
B1-L7	10120	0.23
B1-L8	10007	0.23
B1-L9	10000	0.23
B2-L1	10216	0.23
B2-L2	10003	0.23
B2-L3	12840	0.29
B2-L4	10809	0.25
B2-L5	14336	0.33
B2-L6	10373	0.24
B2-L7	10046	0.23

PARCEL AREA TABLE		
PARCEL	AREA SF	AREA AC
B3-L1	13651	0.31
B3-L2	10129	0.23
B3-L3	19320	0.44
B3-L4	13629	0.31
B3-L5	10715	0.25
B3-L6	13519	0.31
B3-L7	18894	0.43
B3-L8	10172	0.23
B3-L9	13731	0.32
OUTLOT A	15612	0.36
ROW	83946	1.93
TOTAL	407718	9.36

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CLARK WICKLUND, PE
DATE _____ LICENSE NO. _____

PROJECT TEAM
DESIGNED: MPR
DRAWN: ELL
PROJECT NO: 213-0084
QA/QC REVIEW
BY _____ DATE _____

DATE	ISSUE	DATE	ISSUE
10-28-13	CITY SUBMITTAL		

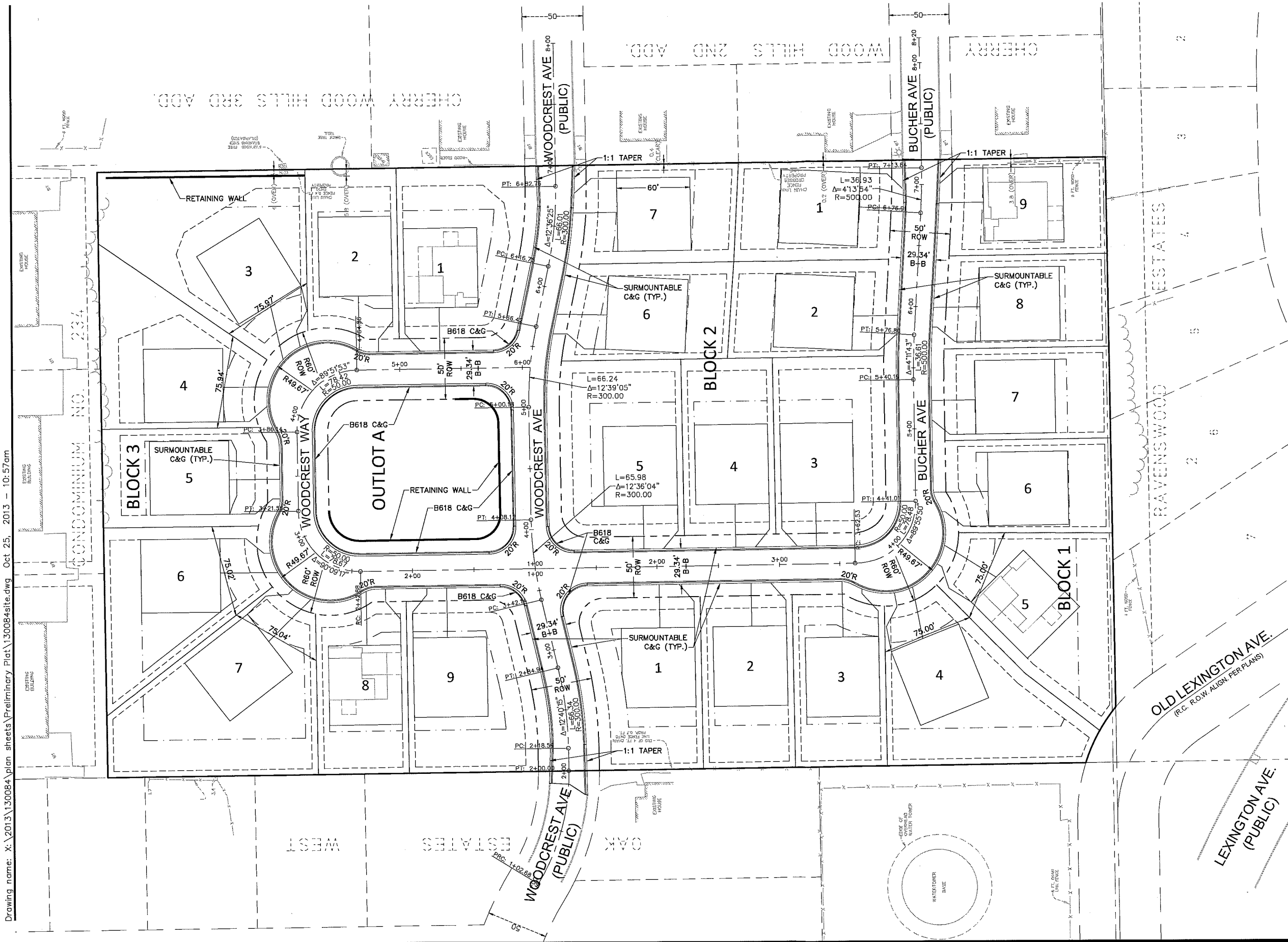
**PRELIMINARY PLAT AND REZONING
SUBMITTAL**

AUTUMN MEADOWS

PRELIMINARY PLAT

3

SHEET 3 of 13



LEGEND:

- PROPERTY LINE
- LOT LINE
- R.O.W
- EASEMENT LINE
- BUILDING SETBACK

SITE PLAN DATA:

GROSS SITE AREA 9.36 ACRES / 407,718 SF
OUTLOT A 0.36 ACRES / 15,612 SF
INTERIOR RDW 1.93 ACRES / 83,946 SF
NET SITE AREA 7.07 ACRES / 308,160 SF
DWELLING UNITS 25 UNITS
DENSITY 3.54 UNITS/ACRE

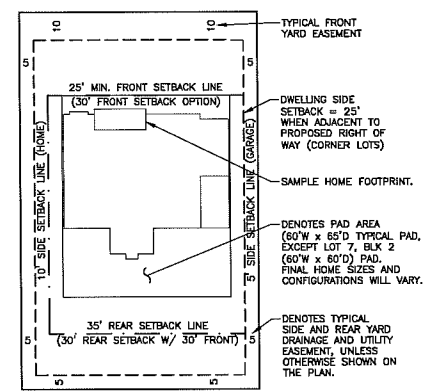
EXISTING ZONING = UND - URBAN UNDER DEVELOPED
PROPOSED ZONING = R1 - DETACHED RESIDENTIAL

LOT DATA

MIN. LOT SIZE = 0.23 ACRES / 10,000 SF
MIN. LOT WIDTH = 75' (AT FRONT SETBACK)
MIN. LOT DEPTH = 90' (FOR CORNER LOT)
MIN. SETBACKS = 125'
MIN. SETBACKS = SEE TYPICAL LOT DETAIL BELOW

SITE PLAN NOTES:

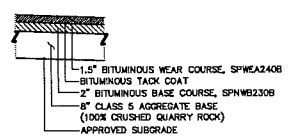
- DIMENSIONS ARE TO BACK OF CURB.
- CONTINUOUS CONCRETE CURB & GUTTER WHICH CHANGES TYPE SHALL HAVE A TEN FOOT TRANSITION, PER CITY STANDARDS.
- ALL CURB AND GUTTER RADIUS TO BE CONCRETE B618 CURB OTHER AREAS TO BE SURMOUNTABLE CURB UNLESS NOTED OTHERWISE, PER CITY STANDARDS.
- CONTRACTOR SHALL FIELD VERIFY THE LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES AND TOPOGRAPHIC FEATURES, PRIOR TO THE START OF SITE GRADING. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES OF VARIATIONS FROM THE PLANS.



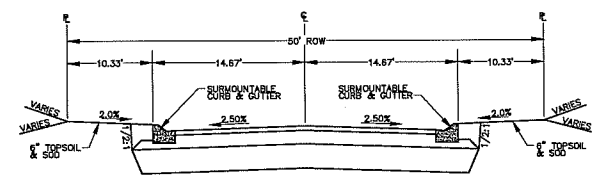
TYPICAL LOT DETAIL
NOT TO SCALE

60' WIDE PAD SETBACKS * PER TABLE				
BLOCK	LOT	FRONT	REAR	
1	1	25	35	
1	2	25	35	
1	3	25	35	
1	4	30	30	
1	5	30	30	
1	6	25	35	
1	7	25	35	
1	8	25	35	
1	9	25	35	
2	1	25	35	
2	2	25	35	
2	3	25	35	
2	4	25	35	
2	5	25	35	
2	6	25	35	
2	7	25	35	
3	1	25	35	
3	2	25	35	
3	3	30	30	
3	4	30	30	
3	5	25	35	
3	6	30	30	
3	7	30	30	
3	8	25	35	
3	9	25	35	

* SIDE SETBACKS SEE TYPICAL LOT DETAIL

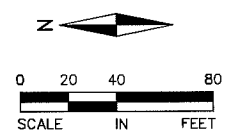


TYPICAL PAVEMENT SECTION
NOT TO SCALE



TYPICAL ROAD SECTION
NOT TO SCALE

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PRELIMINARY
NOT FOR CONSTRUCTION

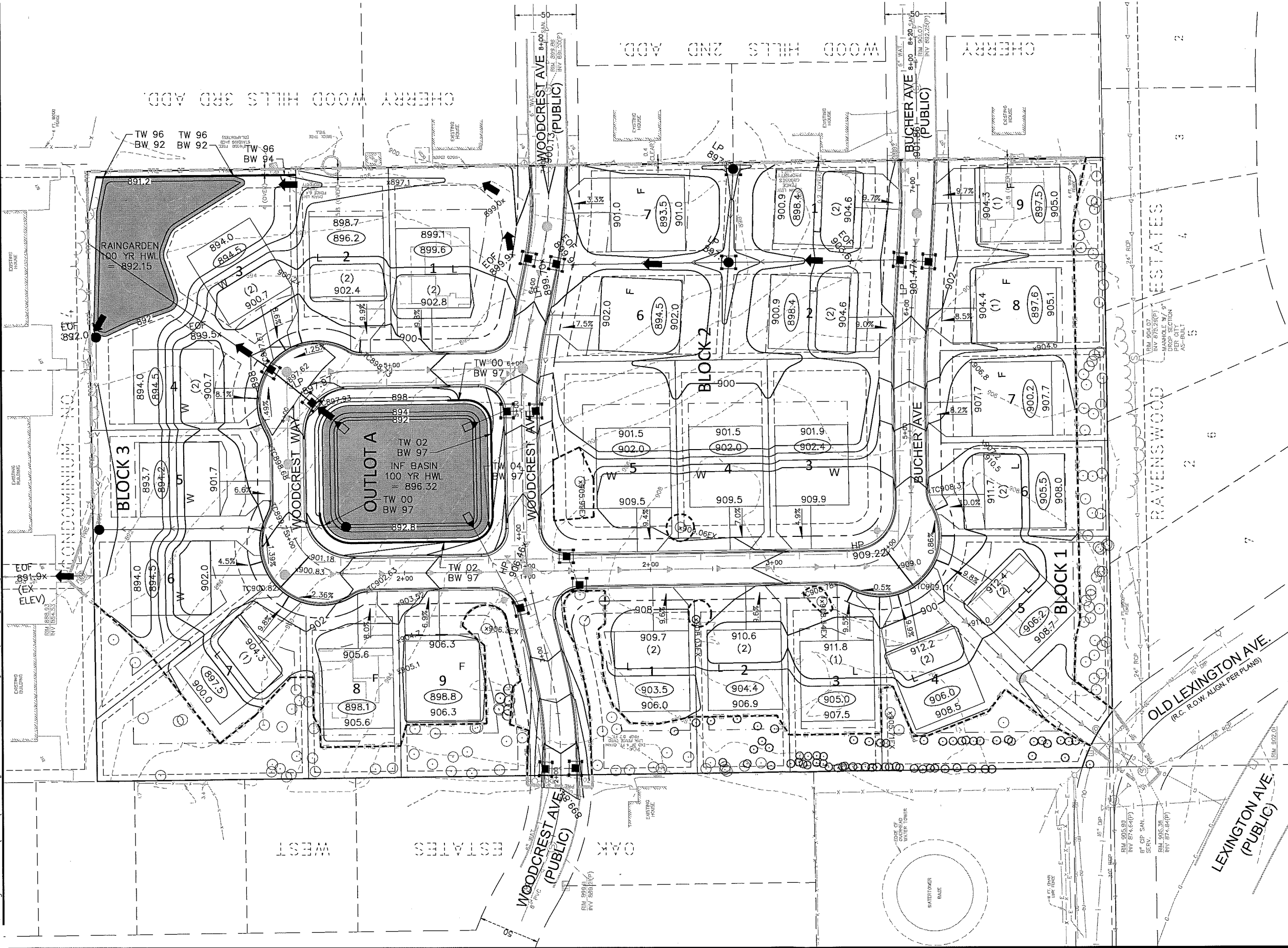


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PROJECT TEAM
DESIGNED: MPR
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PROJECT NO: 213-0084
QA/QC REVIEW
BY DATE

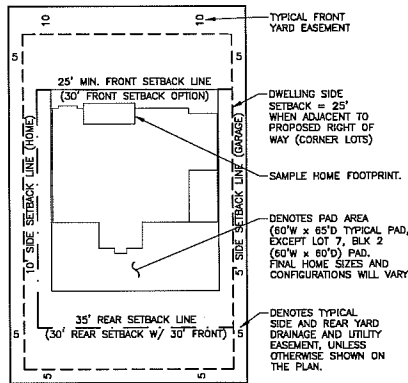
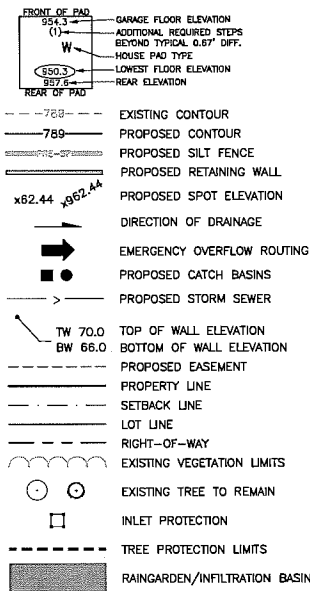
DATE	ISSUE	DATE	ISSUE
10-28-13	CITY SUBMITTAL		



GRADING NOTES:

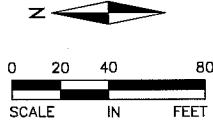
1. ALL FINISHED GRADES SHALL SLOPE AWAY FROM PROPOSED BUILDINGS AT MINIMUM GRADE OF 2.0%.
2. ALL SWALES SHALL HAVE A MINIMUM SLOPE OF 1.75%.
3. THE CONTRACTOR SHALL KEEP THE ADJACENT ROADWAYS FREE OF DEBRIS AND PREVENT THE OFF-SITE TRACKING OF SOIL IN ACCORDANCE WITH THE REQUIREMENTS OF THE CITY AND WATERSHED.
4. NOTIFY GOPHER STATE ONE CALL, AT (800)252-1166, 48 HOURS PRIOR TO START OF CONSTRUCTION.
5. ALL IMPROVEMENTS TO CONFORM WITH CITY OF SHOREVIEW CONSTRUCTION STANDARDS SPECIFICATION, LATEST EDITION.
6. ROCK CONSTRUCTION ENTRANCES SHALL BE PROVIDED AT ALL CONSTRUCTION ACCESS POINTS.
7. REFER TO GEOTECHNICAL REPORT AND PROJECT MANUAL, FOR SOIL CORRECTION REQUIREMENTS AND TESTING REQUIREMENTS.
8. STRIP TOPSOIL PRIOR TO ANY CONSTRUCTION. REUSE STOCKPILE ON SITE. STOCKPILE PERIMETERS MUST BE PROTECTED WITH SILT FENCE.
9. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAKE SURE THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED ALL PLANS AND OTHER DOCUMENTS APPROVED BY ALL OF THE PERMITTING AUTHORITIES.
10. IMMEDIATELY FOLLOWING GRADING OF (3:1 OR GREATER) SIDE SLOPES AND DRAINAGE SWALES, WOOD FIBER BLANKET OR OTHER APPROVED SOIL STABILIZING METHOD (APPROVED BY ENGINEER) SHALL BE APPLIED OVER APPROVED SEED MIXTURE AND A MINIMUM OF 4" TOPSOIL.
11. THE GENERAL CONTRACTOR MUST DISCUSS DEWATERING PLANS WITH ALL SUBCONTRACTORS TO VERIFY NPDES REQUIREMENTS. IF DEWATERING IS REQUIRED DURING CONSTRUCTION, CONTRACTOR SHOULD CONSULT WITH EROSION CONTROL INSPECTOR AND ENGINEER TO DETERMINE APPROPRIATE METHOD.
12. REFER TO GRADING, DRAINAGE AND EROSION CONTROL PLAN FOR ALL EROSION AND SEDIMENT CONTROL DEVICE LOCATIONS.
13. BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS 4 FEET IN HEIGHT OR GREATER AND THE WALLS SHALL BE DESIGNED BY A STRUCTURAL ENGINEER WITH DESIGN REVIEWED AND APPROVED BY THE CITY PRIOR TO INSTALLATION. ALL WALLS EXCEEDING 30" IN HEIGHT REQUIRE THE INSTALLATION OF A 42" SAFETY RAILING.
14. PROPOSED DRIVEWAY GRADES ARE 3% MINIMUM AND 10% MAXIMUM.

GRADING LEGEND:



TYPICAL LOT DETAIL
NOT TO SCALE

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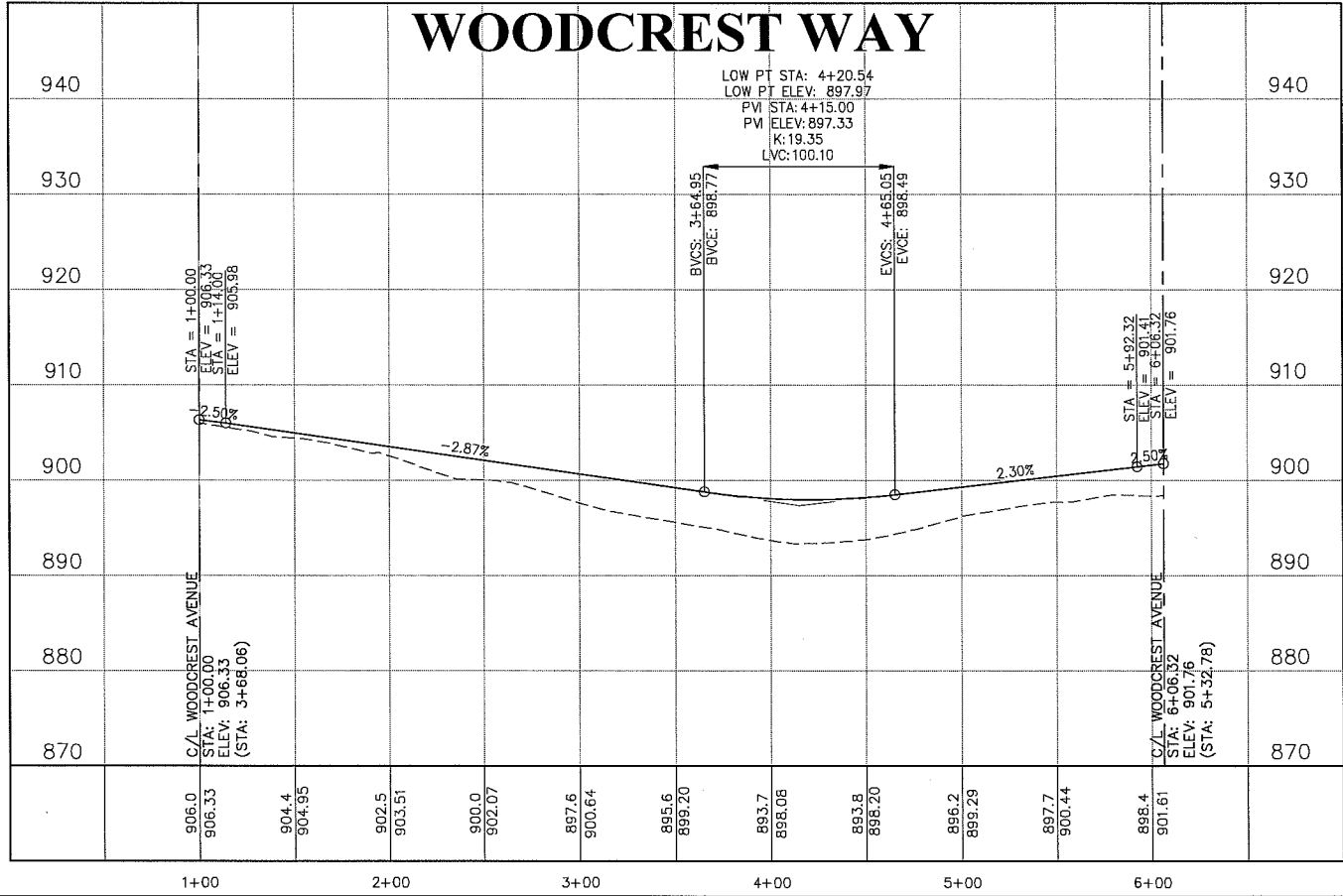
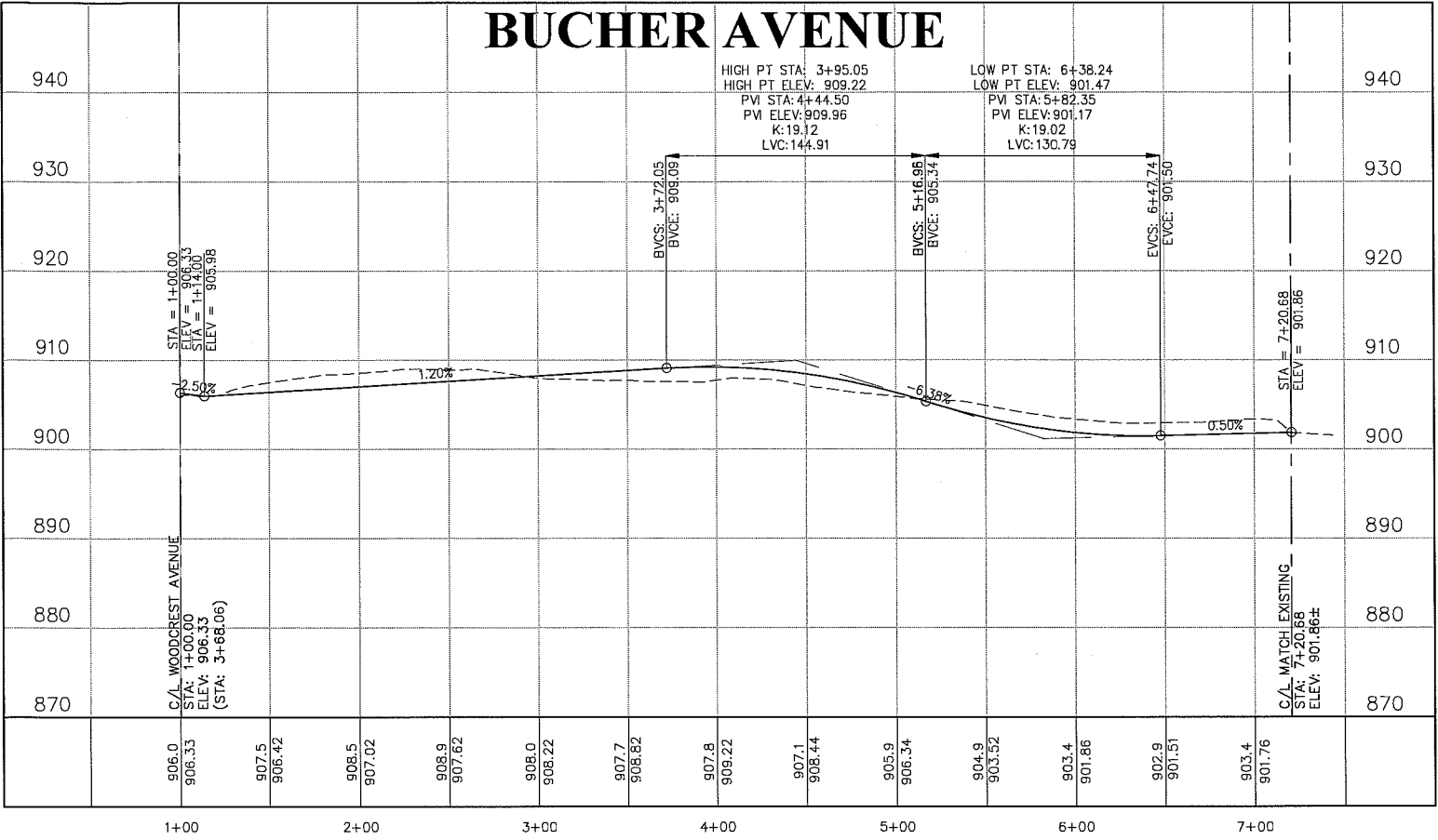
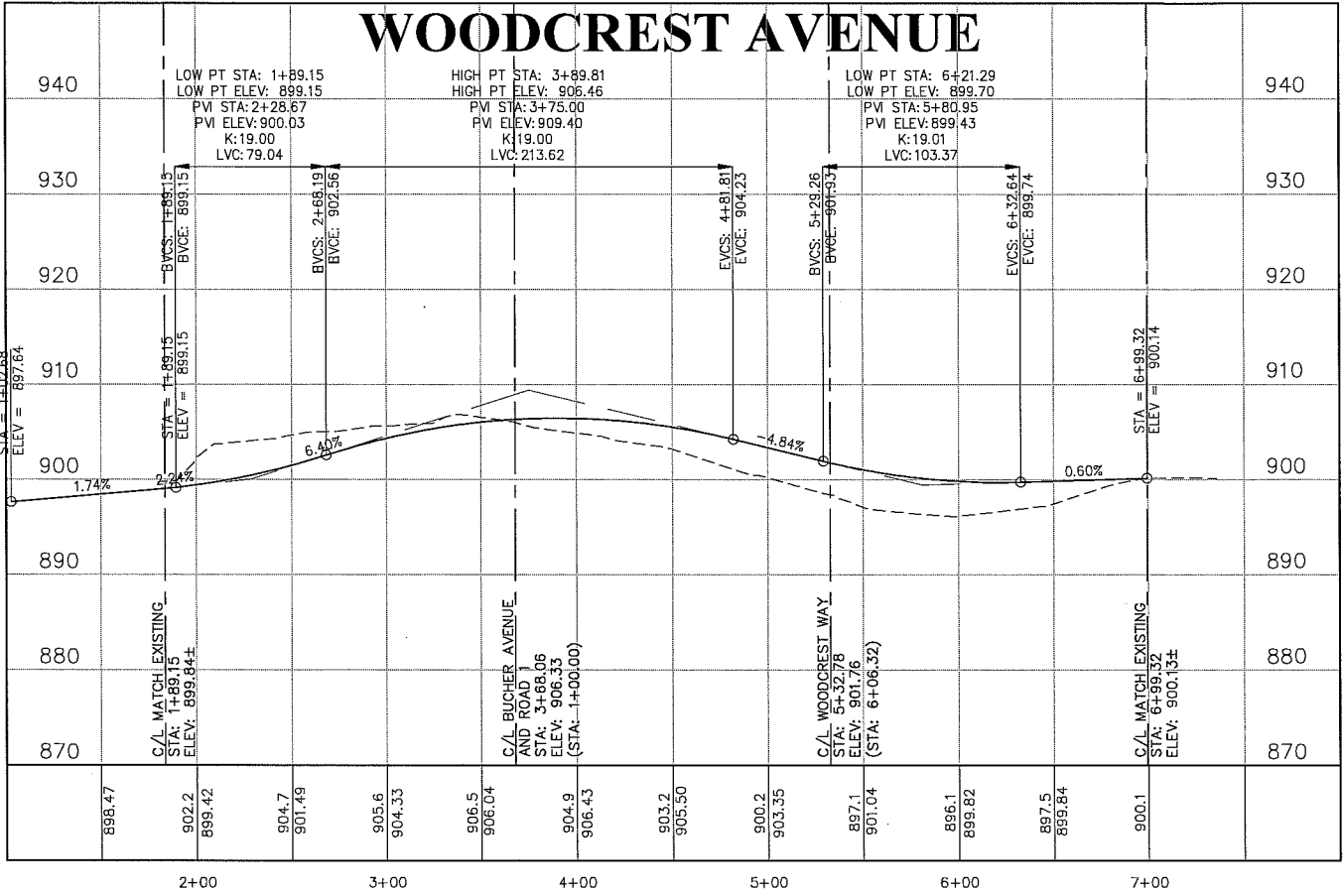
PROJECT TEAM
DESIGNED: MPR
DRAWN: ELL
PROJECT NO: 213-0084
QA/QC REVIEW
BY _____ DATE _____

DATE	ISSUE	DATE	ISSUE
10-28-13	CITY SUBMITTAL		

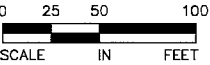
AUTUMN MEADOWS

PRELIMINARY PLAT AND REZONING SUBMITTAL

GRADING, DRAINAGE AND EROSION CONTROL PLAN



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PRELIMINARY
NOT FOR CONSTRUCTION



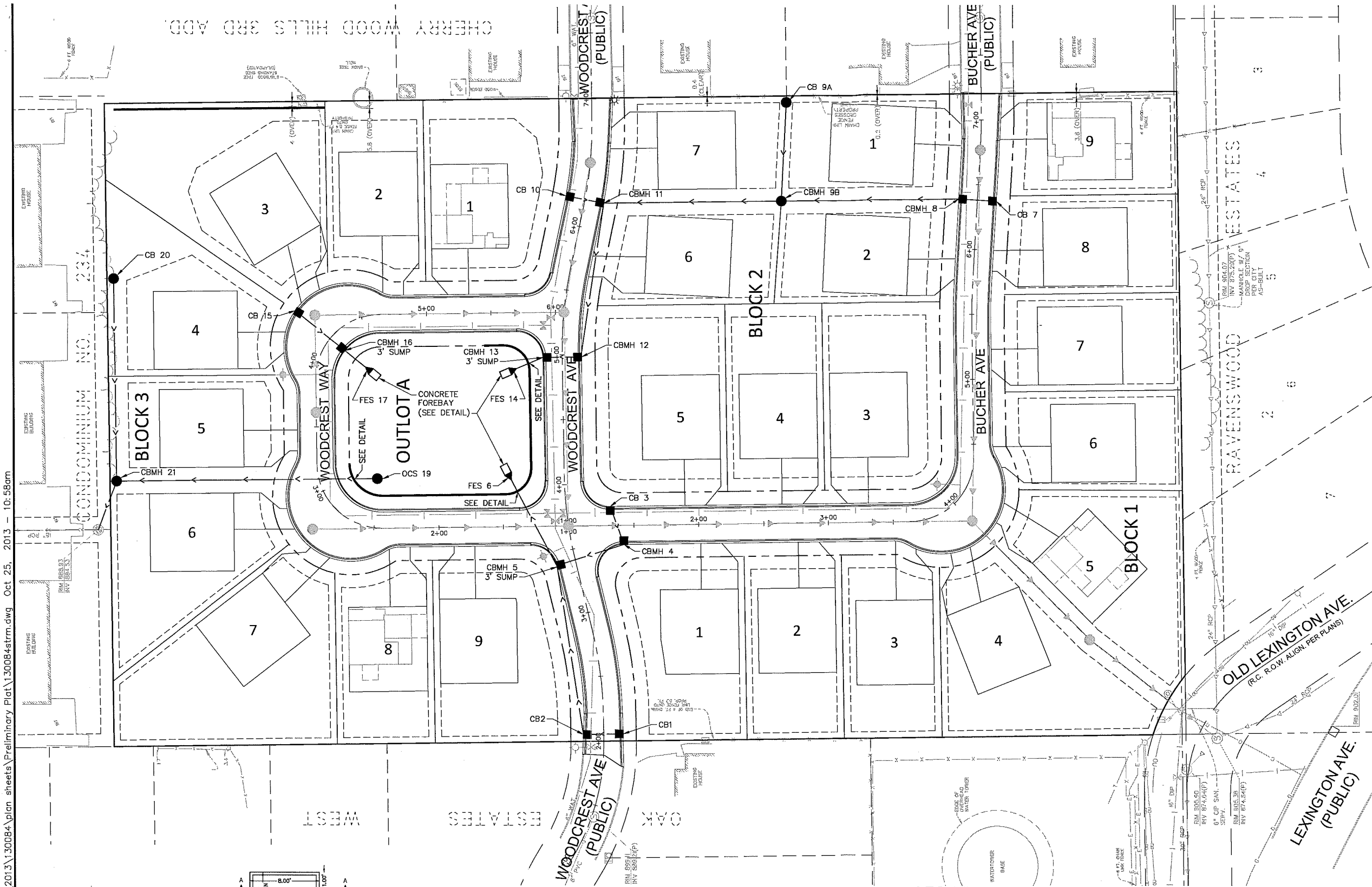
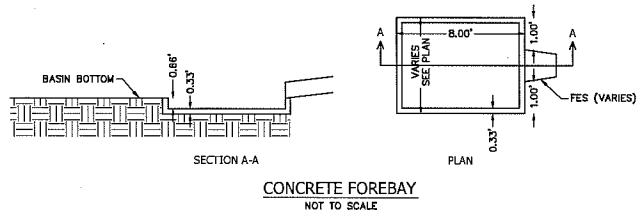
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DATE	ISSUE	DATE	ISSUE
10-28-13	CITY SUBMITTAL		

CHERRY WOOD HILLS 3RD ADD.



LEGEND:

- | | |
|---------------------------|-------------------------|
| EXISTING GATE VALVE | PROPOSED STORM SEWER |
| EXISTING HYDRANT | PROPOSED SANITARY SEWER |
| EXISTING WATERMAIN | PROPOSED WATERMAIN |
| EXISTING CATCH BASIN | PROPOSED CATCH BASIN |
| EXISTING STORM MANHOLE | PROPOSED MANHOLE |
| EXISTING STORM SEWER | PROPOSED GATE VALVE |
| EXISTING SANITARY MANHOLE | PROPOSED HYDRANT |
| EXISTING SANITARY SEWER | |

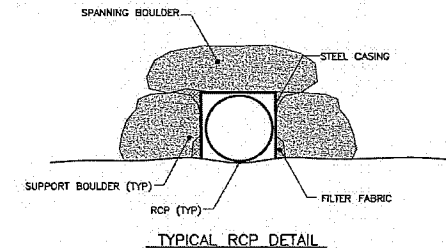
UTILITY NOTES:

- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. LOWER WATERMAIN AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6".
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF SHOREVIEW ENGINEERING GUIDELINES.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.

STORM SEWER SCHEDULE

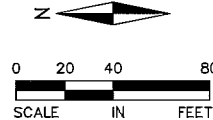
DESIGN STORM FREQUENCY = 10 YEARS									
MH/CB	P.D.A.	P.SLOPE	P.Mat	PIPE	FROM	TO	RIM	STR.	CAST
FROM	TO	D [IN]	S [FT/FT]	LENGTH [FT]	INVERT	INVERT	ELEV	TYPE	TYPE
CB 1	CBM 2	12	0.0033	RCP	30.3	895.69	895.53	27	R-3067-V
CBM 1	CBM 5	12	0.0050	RCP	128.3	895.43	894.78	48	R-3067-V
CB 3	CBM 4	12	0.0050	RCP	31.0	902.15	901.99	27	R-3067-V
CBM 4	CBM 5	12	0.0150	RCP	53.9	901.74	900.94	48	R-3067-V
CBM 5	FES 6	15	0.0056	RCP	81.6	892.79	892.00	48	R-3067-V
CB 7	CBM 8	12	0.0080	RCP	28.0	897.41	897.19	27	R-3067-V
CBM 8	CBM 9B	12	0.0150	RCP	137.1	897.09	895.65	48	R-3067-V
CB 9A	CBM 9B	12	0.0085	RCP	76.2	894.30	895.65	27	R-3067-V
CBM 9B	CBM 11	21	0.0022	RCP	136.4	893.65	892.75	48	R-3067-V
CB 10	CBM 11	12	0.0050	RCP	29.3	895.65	895.50	27	R-3067-V
CBM 11	CBM 12	24	0.0020	RCP	116.9	892.55	892.32	48	R-3067-V
CBM 12	CBM 13	24	0.0020	RCP	29.3	892.22	892.16	48	R-3067-V
CBM 13	FES 14	24	0.0020	RCP	27.6	892.05	892.00	48	R-3067-V
CB 15	CBM 16	15	0.0077	RCP	49.0	893.23	892.85	27	R-3067-V
CBM 16	FES 17	18	0.0040	RCP	25.3	892.10	892.00	48	R-3067-V
OCS 19	CBM 21	12	0.0149	RCP	200.6	891.50	888.00	48	
CB 20	CBM 21	12	0.0050	RCP	155.9	888.80	888.00	27	R-4342
CBM 21	EXISTING	18	0.0097	RCP	40.0	885.00	884.65	48	R-1542

- PLACE STEEL CASING OVER RCP AT BOULDER WALL LOCATION.
- PLACE BOULDERS TO EITHER SIDE OF CASING/RCP AS SHOWN. PLACE "SPANNING" BOULDER ON TOP OF SUPPORT BOULDERS TO PROTECT RCP. FILTER FABRIC SHALL OVERLAP RCP 24" INTO RETAINED MASS.



CASING DETAIL FOR PIPE RETAINING WALL CROSSING
NOT TO SCALE

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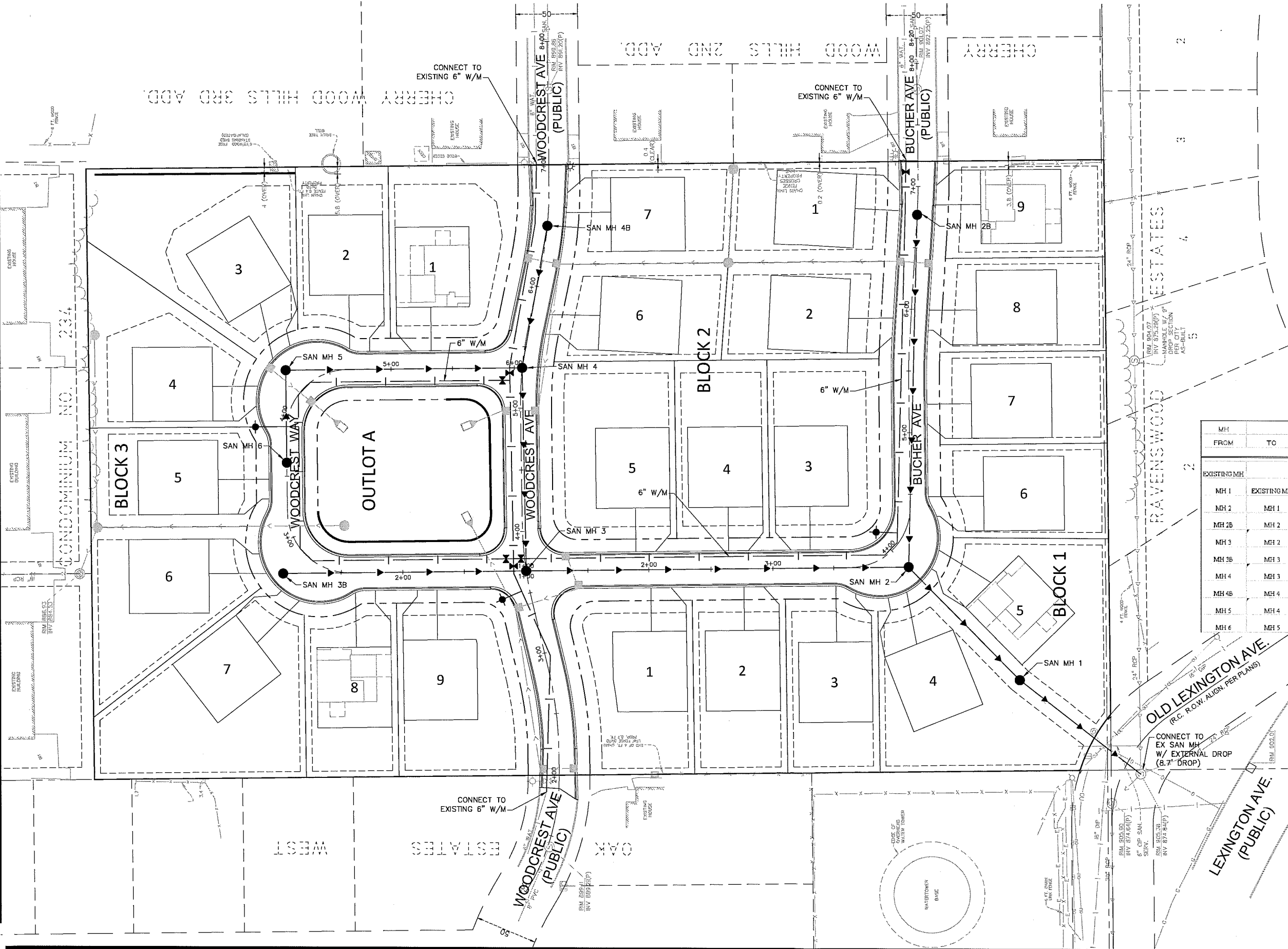
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PROJECT NO: 213-0084
QA/QC REVIEW
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10-28-13	CITY SUBMITTAL		

AUTUMN MEADOWS

PRELIMINARY PLAT AND REZONING SUBMITTAL

STORM SEWER PLAN



UTILITY NOTES:

- EXISTING UTILITIES, SERVICE LOCATIONS AND ELEVATIONS SHALL BE VERIFIED IN FIELD PRIOR TO CONSTRUCTION.
- MAINTAIN A MIN 18" VERTICAL SEPARATION AT ALL PIPE CROSSINGS. WATER AND SANITARY SEWER LINES TO MAINTAIN 10' HORIZONTAL SEPARATION. LOWER WATERMAIN AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- PROVIDE POLYSTYRENE INSULATION FOR ALL STORM SEWER AND WATERMAIN CROSSINGS WHERE VERTICAL OR HORIZONTAL SEPARATION IS LESS THAN 6'.
- ALL UTILITY WORK WITHIN THE R.O.W. SHALL COMPLY WITH THE CITY OF SHOREVIEW ENGINEERING GUIDELINES.
- NOTIFY GOPHER STATE ONE CALL 48 HOURS IN ADVANCE OF ANY UTILITY WORK.
- PROVIDE TEMPORARY TRAFFIC CONTROL IN COMPLIANCE WITH MNDOT "TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS-FIELD MANUAL" LATEST REVISION, FOR ANY CONSTRUCTION WITHIN PUBLIC R.O.W.
- ALL SANITARY MANHOLES TO BE 48" DIAMETER CONCRETE W/NEENAH R-1642 CASTING, UNLESS NOTED OTHERWISE.
- WATERMAIN, SERVICES, AND VALVES SHALL BE INSTALLED WITH MINIMUM 7.5' OF COVER.
- WATER SERVICES SHALL BE 1" DIA. TYPE "K" COPPER W/ 1" CORP. STOP AND 1" CURB BOX.
- SEWER SERVICES SHALL BE 4" PVC, SCH 40, SDR 26, OR SDR 35 MINIMUM 2% SLOPE UNLESS OTHERWISE NOTED ON THE PLANS.
- WATER SERVICES MAY BE PLACED IN SAME TRENCH AS SEWER SERVICES PROVIDED THAT A 24" VERTICAL AND A 36" HORIZONTAL SEPARATION ARE MAINTAINED AND PIPE MATERIALS MEET THE CITY AND BUILDING CODES.
- ALL CURB BOXES SHALL BE ADJUSTED TO AN ELEVATION OF 1" BELOW FINISHED GRADE.
- ALL 6" AND 8" WATERMAIN SHALL BE DIP CL-52.

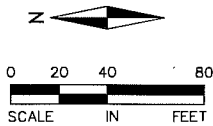
SANITARY SEWER SCHEDULE

MH FROM	MH TO	PIPE O.D.	PIPE SLOPE	PIPE LENGTH	INVERT FROM	INVERT TO	RIM ELEV	STRUCTURE SIZE	MANHOLE BUILD	PIPE TYPE
EXISTING MH		24			874.84		905.38	48	30.54	SDR-26 PVC
MH 1	EXISTING MH	8	0.40%	123.9	884.02	883.53	908.00	48	23.98	SDR-26 PVC
MH 2	MH 1	8	0.40%	128.1	884.63	884.12	908.88	48	24.25	SDR-26 PVC
MH 2B	MH 2	8	2.01%	285.7	890.47	884.73	901.64	48	11.17	SDR-35 PVC
MH 3	MH 2	8	0.40%	310.5	885.98	884.73	906.33	48	20.35	SDR-35 PVC
MH 3B	MH 3	8	1.99%	197.1	890.00	886.08	900.59	48	10.59	SDR-35 PVC
MH 4	MH 3	8	0.40%	164.5	886.73	886.08	901.77	48	15.03	SDR-35 PVC
MH 4B	MH 4	8	2.71%	117.1	890.00	886.83	899.84	48	9.84	SDR-35 PVC
MH 5	MH 4	8	0.40%	191.6	887.60	886.83	897.47	48	9.87	SDR-35 PVC
MH 6	MH 5	8	0.40%	74.9	888.00	887.70	898.88	48	10.88	SDR-35 PVC

LEGEND:

- EXISTING GATE VALVE
- EXISTING HYDRANT
- EXISTING WATERMAIN
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING STORM SEWER
- EXISTING SANITARY MANHOLE
- EXISTING SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED CATCH BASIN
- PROPOSED MANHOLE
- PROPOSED GATE VALVE
- PROPOSED HYDRANT

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ALLIANT
ENGINEERING, INC.
233 PARK AVE. SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
PHONE (612) 758-3080
FAX (612) 758-3099

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
CLARK WICKLUND, PE
DATE _____ LICENSE NO. _____

PROJECT TEAM
DESIGNED: MPR
DRAWN: ELL
PROJECT NO: 213-0084
QA/QC REVIEW
BY _____ DATE _____

DATE	ISSUE	DATE	ISSUE
10-28-13	CITY SUBMITTAL		

AUTUMN MEADOWS

PRELIMINARY PLAT AND REZONING SUBMITTAL

SANITARY SEWER AND WATERMAIN PLAN

Drawing name: X:\2013\130084\plan sheets\Preliminary Plat\130084-tree.dwg Oct 25, 2013 - 10:58am

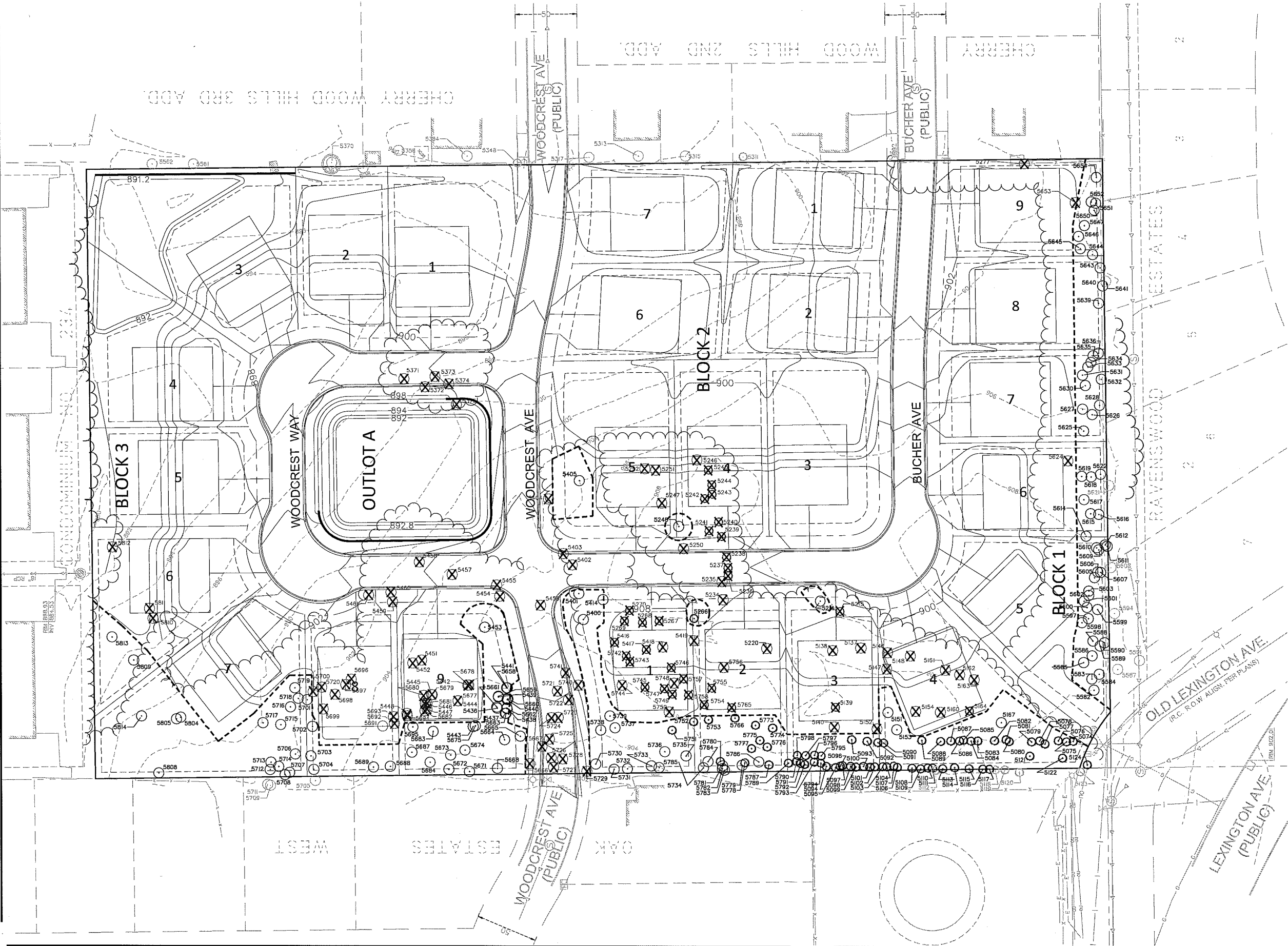
TREE INVENTORY:

POINT ID NO.	D.B.H	COMMON NAME	TREE TAG ID	NOTES	REMOVE
5074	6	SPRUCE	2210		
5075	7	SPRUCE	2211		
5076	7	SPRUCE	2212		
5077	8	SPRUCE	2213		
5078	7	SPRUCE	2214		
5079	6	SPRUCE	NT		
5080	6	SPRUCE	NT		
5081	7	SPRUCE	NT		
5082	8	SPRUCE	NT		
5083	8	SPRUCE	NT		
5084	9	SPRUCE	NT		
5085	6	SPRUCE	NT		
5086	7	SPRUCE	NT		
5087	8	SPRUCE	NT		
5088	7	SPRUCE	NT		
5089	15	SPRUCE	NT	L	
5090	9	PNE	NT		
5091	7	PNE	NT		
5092	8	PNE	NT		
5093	8	PNE	NT		
5094	8	PNE	NT		
5095	12	PNE	NT		
5096	10	PNE	NT		
5097	14	PNE	NT		
5098	11	PNE	NT		
5099	8	PNE	NT		
5100	12	PNE	NT		
5101	7	PNE	NT		
5102	11	PNE	NT		
5103	11	PNE	NT		
5104	9	PNE	NT		
5106	14	PNE	NT		
5107	10	PNE	NT		
5108	14	PNE	NT		
5109	15	PNE	NT		
5110	10	PNE	NT		
5111	12	PNE	NT		
5112	9	PNE	NT	offsite	
5113	14	PNE	NT		
5114	12	PNE	NT		
5115	15	PNE	NT		
5116	13	PNE	NT		
5117	10	PNE	NT		
5118	14	PNE	NT	offsite	
5119	14	PNE	NT	offsite	
5120	13	PNE	NT	offsite	
5121	11	PNE	NT		
5122	9	SPRUCE	NT		
5123	15	PNE	NT	offsite	
5124	12	PNE	NT		
5137	19	ASH	NT		X
5138	28	ASH	NT	L	X
5139	21	SPRUCE	NT	L	X
5140	16	ASH	NT	L	X
5146	5	APPLE	NT		X
5147	32	SILVER MAPLE	NT	L	X
5148	21	SILVER MAPLE	NT	L	X
5151	22	SILVER MAPLE	NT	L	
5152	15	BASSWOOD	NT	L	X
5153	8	SILVER MAPLE	NT		
5154	19	ASH	NT	L	X
5160	18	SILVER MAPLE	NT	L	X
5161	26	SILVER MAPLE	NT	L	X
5162	28	SILVER MAPLE	NT	L	X
5163	19	ASH	NT	L	X
5164	5	ARBORVITAE	NT		X
5167	35	ELM	NT	L	
5214	39	SILVER MAPLE	NT	L	
5215	6	ARBORVITAE	NT		X
5220	25	ASH	NT		X

POINT ID NO.	D.B.H	COMMON NAME	TREE TAG ID	NOTES	REMOVE
5234	15	SILVER MAPLE	NT	L	X
5235	38	SILVER MAPLE	NT	L	X
5236	11	PNE	NT		X
5237	12	PNE	NT		X
5238	21	PNE	NT		X
5239	16	PNE	NT		X
5240	16	PNE	NT		X
5241	18	PNE	NT		X
5242	15	PNE	NT		X
5243	16	PNE	NT		X
5244	11	PNE	NT		X
5245	14	PNE	NT		X
5246	23	ASH	NT		X
5247	26	SILVER MAPLE	NT	L	X
5248	11	SILVER MAPLE	NT		
5250	14	SILVER MAPLE	NT		X
5251	20	ASH	NT		X
5252	19	ASH	NT	L	X
5266	18	PNE	NT		
5267	17	PNE	NT		X
5268	14	JUNPER	NT		X
5269	17	PNE	NT		X
5270	16	PNE	NT		X
5277	12	ASH	NT		X
5311	5	SPRUCE	NT	offsite	
5313	12	SILVER MAPLE	NT	offsite	
5315	10	SILVER MAPLE	NT	offsite	
5317	6	SILVER MAPLE	NT	offsite	
5348	11	SPRUCE	NT	offsite	
5354	10	SILVER MAPLE	NT	offsite	
5358	16	SILVER MAPLE	NT	L, offsite	
5363	13	ELM	NT	offsite	
5370	29	COTTONWOOD	NT	L, offsite	
5371	18	OAK	NT	L	X
5372	14	OAK	NT		X
5373	15	ELM	NT	L	X
5374	24	OAK	NT	L	X
5375	13	OAK	NT		X
5400	32	OAK	NT	L	
5401	30	SILVER MAPLE	NT	L	
5402	35	SILVER MAPLE	NT	L	X
5403	29	SILVER MAPLE	NT	L	X
5404	18	SILVER MAPLE	NT	L	X
5405	47	SILVER MAPLE	NT	L	
5414	15	SILVER MAPLE	NT	L	
5416	15	PNE	NT		X
5417	15	PNE	NT		X
5418	16	ASH	NT	L	X
5419	16	ASH	NT	L	X
5436	20	OAK	NT	L	
5437	12	OAK	NT	L	
5438	16	OAK	NT	L	
5439	16	OAK	NT	L	
5440	8	OAK	NT		
5441	27	OAK	NT	L	
5442	16	OAK	NT	L	X
5443	20	OAK	NT	L	
5444	11	SILVER MAPLE	NT		X
5445	10	SILVER MAPLE	NT		X
5446	13	OAK	NT		X
5447	22	OAK	NT	L	X
5448	17	OAK	NT	L	X
5451	31	OAK	NT	L	X
5452	17	OAK	NT	L	X
5453	25	OAK	NT	L	
5454	9	OAK	NT		X
5455	10	OAK	NT		X
5456	24	OAK	NT	L	X
5457	31	OAK	NT	L	X
5458	24	OAK	NT	L	X

POINT ID NO.	D.B.H	COMMON NAME	TREE TAG ID	NOTES	REMOVE
5459	11	OAK	NT		X
5460	28	SILVER MAPLE	NT	L	X
5461	29	SILVER MAPLE	NT	L	X
5561	12	SILVER MAPLE	NT	offsite	
5562	24	SILVER MAPLE	NT	L, offsite	
5582	7	WHITE PINE	2216		
5583	10	SWAMP WHITE OAK	2217		
5584	19x3, 21	RED OAK	2218	L	
5585	21	RED OAK	2219	L	
5586	17	RED OAK	2220	L	
5587	17	ELM	2224	S, offsite	
5588	18	RED OAK	2223	L	
5589	19	OAK	2221	L	
5590	18	SWAMP WHITE OAK	2222	L	
5591	12, 6	ELM	2225	offsite	
5594	7	ELM	2227	S, offsite	
5597	21	ELM	2229	L	
5598	20	ELM	2230	L	
5599	8	OAK	2228	S	
5600	13	SWAMP WHITE OAK	2231	HR	
5601	18	RED OAK	2232	L	
5602	13	RED OAK	2233		
5603	18	RED OAK	2234	L	
5605	18	RED OAK	2235	L	
5606	8	OAK	2236		
5607	20	RED OAK	2237	L	
5608	6	ELM	2238	offsite	
5609	19	RED OAK	2239	L	
5610	22	RED OAK	2240	L	
5611	14, 9	RED OAK	2241		
5612	14, 12	RED OAK	2242		
5614	16	RED OAK	2243	L	
5615	26	RED OAK	2244	L	
5616	13	RED OAK	2245		
5617	20	SWAMP WHITE OAK	2246	L	
5618	21, 18	RED OAK	2249	L	
5619	9, 10, 11, 7	BOXELDER	2250		
5621	8	ELM	2247	offsite	
5622	14	RED OAK	2248		
5624	6	ELM	2251		X
5625	24	RED OAK	2255	L	
5626	25	RED OAK	2256	L	
5627	15	WHITE OAK	2257	L	
5628	18	RED OAK	2258	L	
5630	19	RED OAK	2259	L	
5631	17	WHITE OAK	2260	L	
5632	17	RED OAK	NT	L	
5633	22	RED OAK	2261	L	
5634	18	RED OAK	2262	L	
5635	17	RED OAK	2263	L	
5636	18	RED OAK	2264	L	
5639	27	RED OAK	2265	L	
5640	25	RED OAK	2266	L	
5641	17	ELM	2269	L	
5643	17	BURR OAK	2267	L	
5644	14, 18	RED OAK	2268	L	
5645	12	RED OAK	2270		
5646	13	ELM	2271		
5647	17	RED OAK	2272	L	
5650	24	RED OAK	2273	L	
5651	18	RED OAK	2274	L	
5652	17	RED OAK	2275	L	
5653	12	ELM	2276		X
5654	18, 10, 14	RED OAK	2277	L	
5658	26	RED OAK	2327	L	
5659	16	RED OAK	2330	L	
5660	7	OAK	2329		
5661	18	RED OAK	2332	L	
5662	16	RED OAK	2331	L	
5663	13	RED OAK	2333		

POINT ID NO.	D.B.H	COMMON NAME	TREE TAG ID	NOTES	REMOVE
5664	12	RED OAK	2334		
5665	14	RED OAK	2322	L	
5666	20	RED OAK	2312	L	X
5667	16	RED OAK	2311	L	X
5668	13	OAK	2335		
5671	8	ELM	2336		
5672	21	RED OAK	2339	L	
5673	22	RED OAK	2338	L	
5674	25	RED OAK	2337	L	
5675	17	RED OAK	2342	L	
5677	10	SILVER MAPLE	2344		X
5678	15	SWAMP WHITE OAK	2343	L	X
5679	10, 6	SILVER MAPLE	2345		X
5680	9	SWAMP WHITE OAK	2346		X
5681	13, 9	SWAMP WHITE OAK	2347		X
5682	20, 15	WHITE OAK	2348	15HR, S	X
5683	18	RED OAK	2341		
5684	19	RED OAK	2340	L	
5687	22	RED OAK	2351		
5688	19	RED OAK	2353	L	
5689	22	RED OAK	2354	L	
5692	13	RED OAK	2358		X
5693	14	RED OAK	2359		X
5694	19	RED OAK	2349	L	X
5695	14	SWAMP WHITE OAK	2350		
5696	14	SWAMP WHITE OAK	2360		X
5697	19	SWAMP WHITE OAK	2361	L	X
5698	11, 8	SILVER MAPLE	2362		X
5699	10	BURR OAK	2368		X
5700	19	SWAMP WHITE OAK	2364	L	X
5701	9	SWAMP WHITE OAK	2367		
5702	19	SWAMP WHITE OAK	2369	L	
5703	18	SWAMP WHITE OAK	2374	L	
5704	7	BRCH	2376		
5705	30	OAK	NT	L, offsite	
5706	16	BURR OAK	2375	L	
5707	17	RED OAK	2377	L	
5708	17	RED OAK	2378	L	
5709	19	OAK	NT	L, offsite	
5711	19	RED OAK	2387	L, offsite	
5712	16	RED OAK	2381	L	
5713	12	RED OAK	2380		
5714	14	ELM	2379		
5715	26	BURR OAK	2371	L	
5716	20	BURR OAK	2370	L	
5717	11	HACKBERRY	2373		
5718	16	BURR OAK	2366	L	
5719	15	BURR OAK	2365	L	
5720	6	SWAMP WHITE OAK	2363		X
5721	25	RED OAK	2323	L	X
5722	21	RED OAK	2324	L	X
5723	15	OAK	2393	L	X
5724	24	RED OAK	2313	L	X
5725	20	BURR OAK	2370	L	X
5726	18	RED OAK	2308	L	X
5727	16	RED OAK	2309	L	X
5728	23	RED OAK	2307	L	X
5729	30	RED OAK	2306	L	X
5730	20	OAK	2304	L	
5731	8	RED OAK	2305		
5732	24	OAK	2303	L	
5733	12	WHITE OAK	2302		
5734	13	RED OAK	2301		
5735	20	SWAMP WHITE OAK	2404	L	
5736	13	SWAMP WHITE OAK	2300		
5737	6	ELM	2297		
5738	6	OAK	2298		
5739	8	ELM	2296		
5740	9	WHITE OAK	2326		X
5741	12	WHITE OAK	2325		X



TREE PRESERVATION:

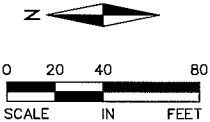
TOTAL TREES SURVEYED = 339	
INCLUDES: 4"+ ASH, BIRCH, BLACK CHERRY, CEDAR, MAPLE, PINE, ELM, SPRUCE, OAK & OTHERS; 8"+ BOXELDER, COTTONWOOD, WILLOW	
TOTAL TREES ON-SITE	= 315
TOTAL TREES TO BE REMOVED	= 113
INCL. 55 LANDMARK TREES	
TOTAL TREES TO BE PRESERVED	= 202 (64%)
INCL. 87 LANDMARK TREES	
TREE REPLACEMENT REQUIRED:	
LANDMARK TREES AT 6:1 RATIO	= 55 X 6 = 330
NON-LANDMARK TREES AT 1:1 RATIO	= 58 X 1 = 58
SUBTOTAL REPLACEMENT TREES	= 388
MINUS TREES TO BE PRESERVED	-(202)
TOTAL REPLACEMENT TREES (SEE LANDSCAPE PLAN)	= 186 TREES REQ.

TREE PRESERVATION NOTES:

- BEFORE ANY CONSTRUCTION OR GRADING OF DEVELOPMENT PROJECT IS TO OCCUR, A TREE PROTECTION FENCE (AT LEAST 4 FEET IN HEIGHT AND STAKED WITH POSTS NO LESS THAN EVERY 5 FEET) SHALL BE INSTALLED AROUND THE DRIP LINE OF WOODED AREAS, THE DRIP LINES OF LANDMARK OR OTHER TREES TO BE PRESERVED OR AT THE PERIMETER OF THE CRITICAL ROOT ZONE (WHICHEVER IS GREATER). SIGNS SHALL BE PLACED ALONG THIS FENCE LINE IDENTIFYING THE AREA AS A TREE PROTECTION AREA AND PROHIBITING GRADING BEYOND THE FENCE LINE. THIS FENCE MUST REMAIN IN PLACE UNTIL ALL GRADING AND CONSTRUCTION ACTIVITY IS TERMINATED.
- NO EQUIPMENT, CONSTRUCTION MATERIALS OR SOIL MAY BE STORED WITHIN THE DRIP LINES OF ANY SIGNIFICANT TREES TO BE PRESERVED.
- NO ENCROACHMENT, LAND DISTURBANCE, GRADE CHANGE, TRENCHING, FILLING, COMPACTION OF CHANGE IN SOIL CHEMISTRY SHALL OCCUR WITHIN FENCED AREAS PROTECTING SIGNIFICANT TREES.
- CONTRACTOR TO PREVENT THE CHANGE IN SOIL CHEMISTRY DUE TO CONCRETE WASHOUT AND LEAKAGE OR SPILLAGE OF TOXIC MATERIALS, SUCH AS FUELS OR PAINTS.
- DRAINAGE PATTERNS ON THE SITE SHALL NOT CHANGE CONSIDERABLY CAUSING DRASTIC ENVIRONMENTAL CHANGES IN THE SOIL MOISTURE CONTENT WHERE TREES ARE INTENDED TO BE PRESERVED.
- DEAD, DISEASED OR DYING TREES WERE NOT INCLUDED AS PART OF THE EXISTING TREE INVENTORY.
- NO TREES SHALL BE REMOVED UNTIL THIS TREE PRESERVATION PLAN IS APPROVED BY THE CITY OF SHOREVIEW.

LEGEND:

- 5617 EXISTING TREE TO REMAIN
- ⊗ 5251 EXISTING TREE TO BE REMOVED
- ⊗ 5562 EXISTING TREE (OFFSITE)
- - - GRADING LIMITS/TREE PROTECTION LIMITS
- ~~~~~ EXISTING TREE BOUNDARY



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233 PARK AVE. SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
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MARK KRONBECK, ASLA
DATE _____ LICENSE NO. _____

PROJECT TEAM
DESIGNED: MK
DRAWN: EMK
PROJECT NO: 213-0084
QA/QC REVIEW
BY _____ DATE _____

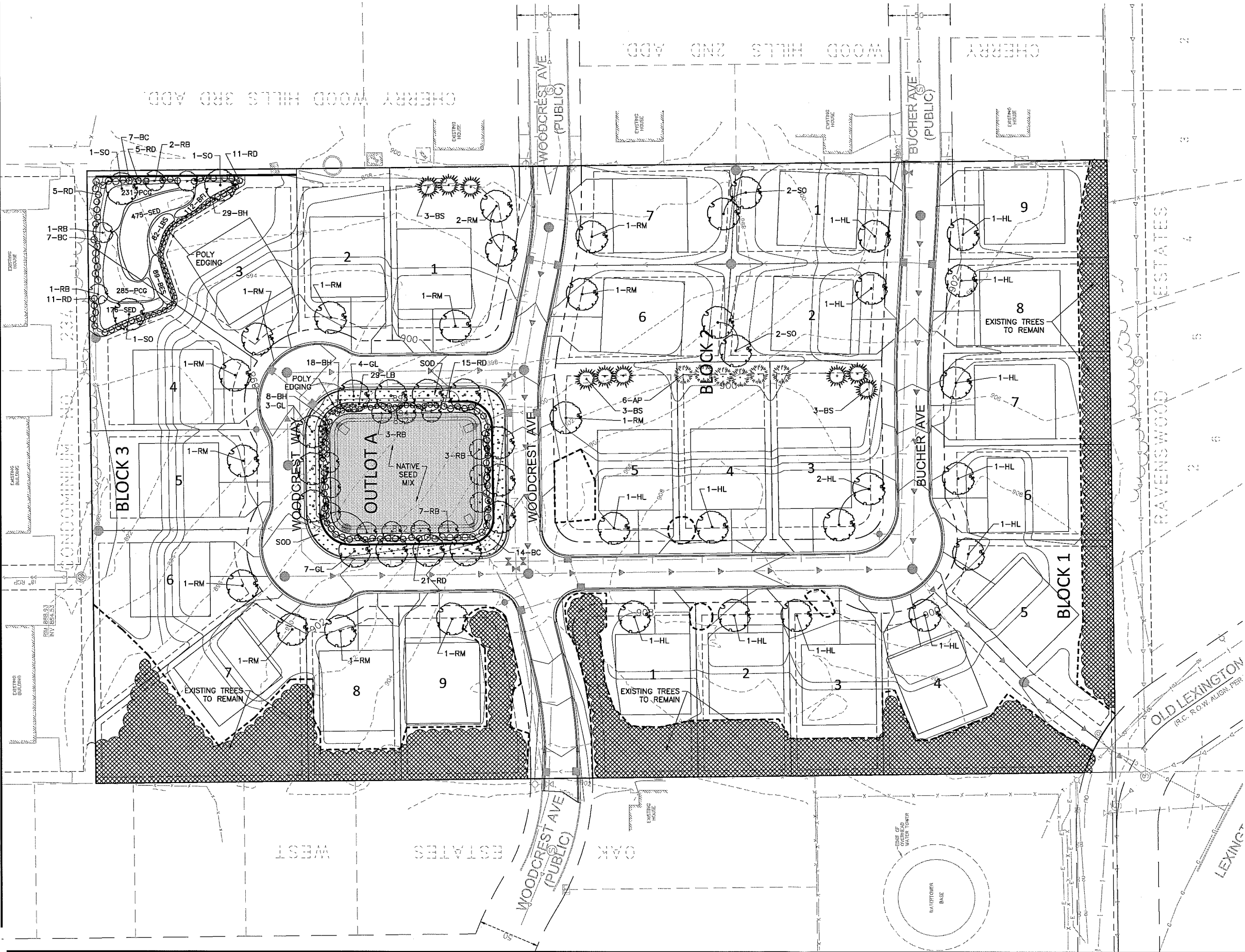
DATE	ISSUE	DATE	ISSUE
10-28-13	CITY SUBMITTAL		

AUTUMN MEADOWS

PRELIMINARY PLAT AND REZONING SUBMITTAL

TREE PRESERVATION PLAN

Drawing name: X:\2013\130084\plan sheets\Preliminary Plat\130084cnd.dwg Oct 25, 2013 - 10:59am



LANDSCAPE SCHEDULE				
QTY.	KEY	COMMON NAME/ BOTANICAL NAME	SIZE	REMARKS
104		OVERSTORY TREES HOMEOWNER LOT TREES (NOT SHOWN ON PLAN)	2.5" CAL. B&B	STRAIGHT TRUNK NO V-CROTCH
14	GL	GREENSPIRE LINDEN <i>Tilia americana</i> 'Greenspire'	2.5" CAL. B&B	STRAIGHT TRUNK NO V-CROTCH
15	HL	SKYLINE HONEYLOCUST <i>Gleditsia triacanthos</i> var. <i>inermis</i> 'Skycole'	2.5" CAL. B&B	STRAIGHT TRUNK NO V-CROTCH
17	RB	RIVER BIRCH <i>Betula nigra</i>	2.5" CAL. B&B	STRAIGHT TRUNK NO V-CROTCH
14	RM	NORTHWOOD RED MAPLE <i>Acer rubrum</i> 'Northwood'	2.5" CAL. B&B	STRAIGHT TRUNK NO V-CROTCH
7	SO	SWAMP WHITE OAK <i>Quercus bicolor</i>	2.5" CAL. B&B	STRAIGHT TRUNK NO V-CROTCH
6	AP	CONIFERS AUSTRIAN PINE <i>Pinus nigra</i>	6' HT. B&B	FULL FORM
9	BS	BLACKHILLS SPRUCE <i>Picea glauca densata</i>	6' HT. B&B	FULL FORM
55	BH	SHRUBS BUSH HONEYSUCKLE <i>Diervilla lonicera</i>	18" HT. CONT.	MIN. 5 CANES AT HT. SPEC.
68	RD	ALLEMAN'S COMPACT RED DOGWOOD <i>Cornus alba</i> 'Alleman's Compact'	30" HT. CONT.	MIN. 5 CANES AT HT. SPEC.
28	BC	BLACK CHOKEBERRY <i>Aronia melanocarpa elata</i>	24" HT. CONT.	MIN. 5 CANES AT HT. SPEC.
29	LB	PERENNIALS BLUE HEAVEN LITTLE BLUESTEM <i>Schizachyrium scoparium</i> 'Minblue A'	1 GAL. CONT.	
89	BES	RAIN GARDEN PERENNIALS BLACK EYED SUSAN <i>Rudbeckia hirta</i>	PLUG	
112	BFI	BLUE FLAG IRIS <i>Iris versicolor</i>	PLUG	
82	LBS	LITTLE BLUESTEM <i>Schizachyrium scoparium</i>	PLUG	
516	PCG	PRAIRIE CORDGRASS <i>Spartina pectinata</i>	PLUG	
651	SED	BOTTLEBRUSH SEDGE <i>Carex comosa</i>	PLUG	

NOTES: QUANTITIES ON PLAN SUPERSEDE LIST QUANTITIES IN EVENT OF DISCREPANCY.

TREE REPLACEMENT CALCULATIONS:

TOTAL TREES SURVEYED = 339
INCLUDES: 4"+ ASH, BIRCH, BLACK CHERRY, CEDAR, MAPLE, PINE, ELM, SPRUCE, OAK & OTHERS; 8"+ BOXELDER, COTTONWOOD, WILLOW

TOTAL TREES ON-SITE = 315

TOTAL TREES TO BE REMOVED = 113
INCL. 55 LANDMARK TREES

TOTAL TREES TO BE PRESERVED = 202 (64%)
INCL. 67 LANDMARK TREES

TREE REPLACEMENT REQUIRED:

LANDMARK TREES AT 6:1 RATIO = 55 X 6 = 330
NON-LANDMARK TREES AT 1:1 RATIO = 58 X 1 = 58
SUBTOTAL REPLACEMENT TREES = 388
MINUS TREES TO BE PRESERVED = (202)

TOTAL REPLACEMENT TREES = 186 TREES REQ.

REPLACEMENT TREES PROVIDED:

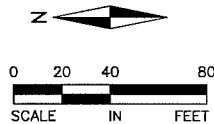
67 - 2.5" CAL. DECIDUOUS TREES
15 - 6' HT. B&B CONIFEROUS TREES
104 - 2.5" CAL. OR 6' HT. HOMEOWNER LOT TREES, EACH HOMEOWNER WILL BE REQUIRED TO PLANT 4 TREES PER LOT AT THE TIME OF BUILDING PERMIT. (THESE TREES ARE NOT SHOWN ON LANDSCAPE PLAN)

186 REPLACEMENT TREES PROVIDED

LEGEND:

- NATIVE SEED MIX FOR INFILTRATION AREA
- MN STATE SEED MIX #33-261 (STORMWATER SOUTH AND WEST)
- SOD
- EXISTING TREES TO REMAIN, SEE TREE PRESERVATION PLAN
- POLY EDGER
- GRADING / TREE PROTECTION LIMITS

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PHONE (612) 758-3080
FAX (612) 758-3099

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

MARK KRONBECK, ASLA
DATE _____ LICENSE NO. _____

PROJECT TEAM
DESIGNED: MK
DRAWN: EMK
PROJECT NO: 213-0084

QA/QC REVIEW
BY _____ DATE _____

DATE	ISSUE	DATE	ISSUE
10-28-13	CITY SUBMITTAL		

AUTUMN MEADOWS

PRELIMINARY PLAT AND REZONING SUBMITTAL

LANDSCAPE / TREE REPLACEMENT PLAN

Drawing name: X:\2013\130084\plan sheets\Preliminary Plat\130084land.dwg Oct 25, 2013 - 10:59am

PLANTING NOTES

1. INSTALL 4" MIN. TOP SOIL TO ALL SOD, SEED AND SHRUB AREAS. FINE GRADE ALL SOD AND SEED AREAS. INSTALL 12" TOP SOIL TO PERENNIAL AREAS.
2. STAKE OR MARK ALL PLANT MATERIAL LOCATIONS PRIOR TO INSTALLATION.
3. ALL SHRUB AREAS UNLESS SPECIFIED AS OTHER, TO BE BED MULCHED WITH 4" DEPTH OF SHREDDED HARDWOOD MULCH OVER FILTER FABRIC, UNLESS SPECIFIED AS OTHER. POLY-EDGER TO BE VALLEY VIEW BLACK DIAMOND OR APPROVED EQUAL.
4. INSTALL 4-6" DEPTH SHREDDED HARDWOOD MULCH AROUND ROOT SAUCER OF ALL TREES ISOLATED FROM PLANT BEDS.
5. PLANT SOIL SHALL CONSIST OF 50% SELECT LOAMY TOPSOIL, 25% PEAT MOSS, 25% PIT RUN SAND.
6. COMPLETELY GUARANTEE ALL WORK FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE. MAKE ALL REPLACEMENTS PROMPTLY (AS PER DIRECTION OF OWNER).
7. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL TREE TRUNKS SHALL BE WRAPPED WITH BROWN CREPE TREE WRAP. APPLY WRAP IN NOVEMBER AND REMOVE IN APRIL.
9. CALL GOPHER STATE ONE CALL AT 651-454-0002 FOR LOCATING ALL UNDERGROUND UTILITIES AND AVOID DAMAGE TO UTILITIES DURING THE COURSE OF THE WORK.
10. MAINTAIN ALL PLANT MATERIALS, INCLUDING WATERING, UNTIL THE TIME OF ACCEPTANCE.
11. COORDINATE INSTALLATION WITH GENERAL CONTRACTOR.
12. STAKING AND GUYING OF TREES OPTIONAL: MAINTAIN PLUMBNESS OF TREES FOR DURATION OF WARRANTY PERIOD.
13. SWEEP AND WASH ALL PAVED SURFACES AND REMOVE ALL DEBRIS RESULTING FROM LANDSCAPE OPERATIONS.
14. SUPPLY DESIGN AND INSTALLATION FOR IRRIGATION SYSTEM WITH COVERAGE OF SOD AND PLANTING AREAS. SOD AND SHRUBS SHALL BE ON SEPERATE ZONES. USE RAINBIRD OR APPROVED EQUAL COORDINATE WITH G.C.

SEED PLANTING NOTES

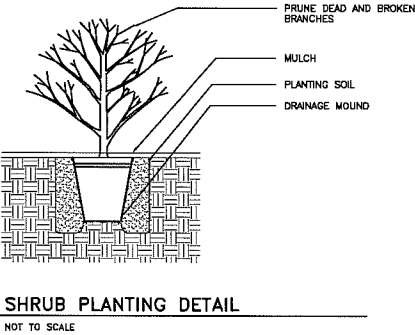
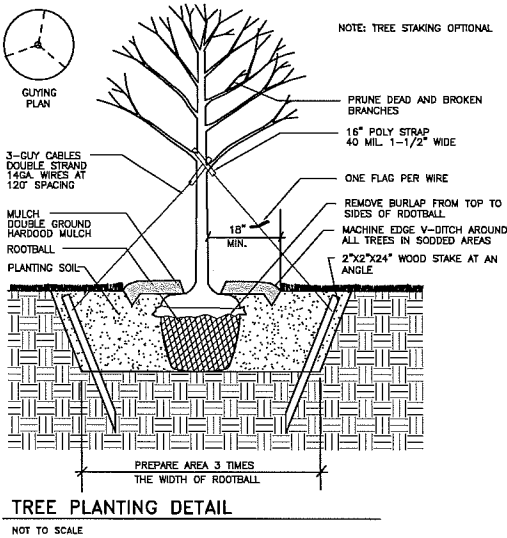
INFILTRATION SEED MIX: MN STATE SEED MIX #33-261 (STORMWATER SOUTH AND WEST). SEEDING RATE TO BE 35 LBS/ACRE (PURE LIVE SEED).

APPLY SEED PER THE FOLLOWING: MULCH SEEDED AREAS WITH Mn/DOT TYPE 3 (MCIA CERTIFIED WEED FREE) MULCH AT A RATE OF 1 TON PER ACRE WITHIN 48 HOURS OF SEEDING. MULCH SHOULD THEN BE DISC ANCHORED TO KEEP IT FROM BLOWING AWAY.

SEEDING SHALL BE APPLIED FROM APRIL 15 - JULY 20 OR SEPTEMBER 20 - FREEZE UP.

IF HYDROSEEDING UTILIZE APPROXIMATELY 500 GALLONS OF WATER PER ACRE. REFER TO MN/DOT SPEC 3884 FOR PROPER INSTALLATION OF HYDRO-SEED. ALL NATIVE SEEDS USED ON THIS PROJECT SHALL BE CERTIFIED TO BE OF MINNESOTA ORIGIN BY THE MINNESOTA CROP IMPROVEMENT ASSOCIATION (MCIA). SITE TO BE PREPARED BY LOOSENING TOPSOIL TO A MINIMUM DEPTH OF 3 INCHES. THE SITE TO BE HARROWED OR RAKED FOLLOWING SEEDING, AND THEN PACKED USING A CULTI-PACKER OR EQUIVALENT. SEE MNDOT SEEDING MANUAL FOR REFERENCE.

MAINTAIN SEEDED AREAS BY WATERING, REMULCHING AND REPLANTING AS NECESSARY TO ESTABLISH A UNIFORMLY DENSE STAND OF THE SPECIFIED GRASSES UNTIL ACCEPTED. ANY AREAS FAILING TO ESTABLISH A STAND SHALL BE RESEED, REFERTILIZED AND REMULCHED WHENEVER 70% VEGETATIVE COVER IS NOT ACHIEVED. RESEEDING SHALL CONFORM IN ALL RESPECTS TO THESE SPECIFICATIONS. THE CONTRACTOR SHALL REPAIR ANY DAMAGE TO THE WORK AREAS RESULTING FROM EROSION AND/OR EQUIPMENT. THE CONTRACTOR SHALL REPAIR DAMAGE, INCLUDING REGRADING, RESEEDING, ETC. AS NECESSARY, BEFORE SIGNIFICANT DAMAGE OCCURS.



FOR REVIEW ONLY
PRELIMINARY
NOT FOR CONSTRUCTION



ALLIANT
ENGINEERING, INC.

233 PARK AVE. SOUTH, SUITE 300
MINNEAPOLIS, MN 55415
PHONE (612) 758-3080
FAX (612) 758-3099

I HEREBY CERTIFY THAT THIS PLAN,
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AM A DULY LICENSED
LANDSCAPE ARCHITECT UNDER
THE LAWS OF THE STATE OF
MINNESOTA

MARK KRONBECK, ASLA

DATE _____ LICENSE NO. _____

PROJECT TEAM

DESIGNED: MK

DRAWN: EMK

PROJECT NO: 213-0084

QA/QC REVIEW

BY _____ DATE _____

DATE	ISSUE	DATE	ISSUE
10-28-13	CITY SUBMITTAL		

AUTUMN MEADOWS

PRELIMINARY PLAT AND REZONING
SUBMITTAL

LANDSCAPE DETAILS

MOTION

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To recommend the City Council approve the following requests submitted by Pulte Group – MN Division to subdivide and develop the property at 5878 Lexington Avenue into 25 lots for single-family detached homes. Said recommendation for approval is subject to the following conditions.

Rezoning

1. A Development Agreement must be executed and financial securities submitted prior to the City's issuance of any permits and/or release of the Final Plat.
2. Rezoning is not effective until City approvals are received for the Final Plat.

Preliminary Plat

1. The approval permits the development of a detached residential subdivision providing 25 parcels for single family residential development.
2. Final grading, drainage and erosion control plans are subject to the review and approval by the Public Works Director prior to approval of any permits or the Final Plat. Concerns identified by the City Engineer shall be addressed with the Final Plat submittal.
3. Final utility plans are subject to review and approval by the Public Works Director.
4. The final street design is subject to review and approval of the Public Works Director.
5. Comments identified in the memo dated November 25, 2013 from the City Engineer shall be addressed with the Final Plat submittal.
6. A Development Agreement, Erosion Control Agreement shall be executed and related securities submitted prior to any work commencing on the site. A Grading Permit is required prior to commencing work on the site.
7. A Public Recreation Use Dedication fee shall be submitted as required by ordinance prior to release of the Final Plat.
8. The developer shall form a homeowners association to maintain the common areas of the subdivision, which will be further described in the Development Agreement. These documents shall be in a form approved by the City Attorney.
9. The landscape/tree-replanting plan shall be provided in accordance with the City's Tree Protection Ordinance. Trees on the property, which are to remain, shall be protected with construction fencing placed at the tree driplines prior to grading and excavating. Said plan shall be submitted for review and approval by the City Planner prior to submittal of the final plat application. The developer will work with the County and City to develop a plan for dead tree and brush removal and tree replacement plantings in the land exchange area.
10. The Final Plat shall include drainage and utility easements along all property lines. Drainage and utility easements along the roadways shall be 10 feet wide and 5 feet wide along the side

and rear lot lines. Other drainage and utility easements shall be provided over the proposed ponding areas, infiltration basins and as required by the Public Works Director.

11. The developer shall secure a permit from the Rice Creek Watershed District prior to commencing any grading on the property.

This approval is based on the following findings:

1. The proposed development plan supports the policies stated in the Comprehensive Plan related to land use and housing.
2. The proposed development plan carries out the recommendations as set forth in the Housing Action Plan
3. The proposed development plan will not adversely impact the planned land use of the surrounding property.
4. The preliminary plat complies with the subdivision and minimum lot standards of the Development Code.

VOTE:

AYES:

NAYS:

Regular Planning Commission Meeting
December 3, 2013

TO: Planning Commission

FROM: Kathleen Castle, City Planner

DATE: November 27, 2013

SUBJECT: Case File 2489-13-16, United Properties Residential, LLC. - Comprehensive Plan Amendment, Rezoning, Preliminary Plat and Planned Unit Development – Development Stage - 4785 Hodgson Road and 506 Tanglewood Drive

Introduction

United Properties Residential, LLC has submitted several applications to redevelop the Kozlak's restaurant property, 4785 Hodgson Road, and the adjoining residential property, 506 Tanglewood Drive with a senior residential cooperative building, known as Applewood Pointe. The restaurant and existing single-family home would be removed and the site developed with a three-story senior residential building with 77 dwelling units, common space and underground parking. The development requires the following City approvals:

- 1) Comprehensive Plan Amendment – changing the designated land use from O, Office and RL, Low Density Residential to SR, Senior Residential.
- 2) Rezoning – changing the zoning from O, Office and R1, Detached Residential to PUD, Planned Unit Development
- 3) Preliminary Plat – to plat the property and create one parcel for the development
- 4) Planned Unit Development – Development Stage – to develop the property with a senior residential cooperative building

Site Characteristics

Kozlak's Royal Oak Restaurant, 4785 Hodgson Road, was established on this property in 1977, when the Kozlak's purchased an existing restaurant/bar use on the site that was constructed in 1967. The property is developed with the restaurant building approximately 16,000 square feet in size and a detached accessory structure. The restaurant is located in the northeastern portion of the property and is considered a non-conforming structure due to the proximity of the building to the Hodgson Road easement/right-of-way. Access to the site is gained from one driveway off of Tanglewood Drive and one driveway off of Hodgson Road. The improved parking areas are located primarily to the south, west and north of the restaurant building. A portion of the parking lot also encroaches upon an easement dedicated for Hodgson Road. The western portion of the property is undeveloped. The site is relatively level with some mature trees located throughout.

The property at 506 Tanglewood Drive is developed with a single-family house built in 1956 and is accessed by a driveway off of Tanglewood Drive. This home is directly west of the Kozlak's property.

When combined, the development site is approximately 4.14 acres in size with about 162 feet of frontage on Tanglewood Drive and 279 feet of frontage on Hodgson Road. The property is truncated by the easement for the Hodgson Road/Tanglewood Drive intersection.

Project Summary

United Properties has entered into a purchase agreement on the two properties and is proposing to demolish the existing site improvements and redevelop the site with a 77-unit senior housing cooperative building. The structure is designed as a three-story building with a central core and four wings. The developer has indicated that this proposed layout is intended to minimize the visual impact on adjoining single-family residences by having varied setbacks from the common lot lines and smaller exterior building plane/wall facing these homes. The exterior will be designed with brick, stucco, and maintenance-free shakes and lap siding. Asphalt shingles will be used as the roofing material.

Access is gained from two driveways with the first off Tanglewood Drive and the second off Hodgson Road. Parking is provided at grade in a surface parking lot as well as in an underground parking structure located beneath the building.

The Planning Commission previously reviewed conceptual plans for this project in June of this year. The conceptual site plan that was presented included Ramsey County easement for Hodgson Road. Ramsey County has stated that they will be retaining this easement, as such; the site plan has changed with the building moved to the south and west, closer to the single-family residential land uses. The development requires flexibility from the City's standards pertaining to the number of parking stalls provided, setback of the parking areas from street right-of-way and building height.

Staff Review

Comprehensive Plan Amendment

The Comprehensive Plan designates this property as RL, Low-density Residential and O, Office; therefore, an amendment is needed to change the designation to SR, Senior Residential, which permits a density of up to 45 units per acre. This category identifies areas for future development with apartment-style buildings designed for occupancy by senior citizens (defined as individuals 62 years of age or older). In some cases, the City may consider housing projects designed for occupancy by individuals 55 years of age or older, subject to compliance with federal and state laws. The proposed development is intended for individuals who are 55 years or older.

The corresponding zoning district for the SR land use designation is PUD, Planned Unit Development. Criteria considered during the review process may include: proximity to retail uses, provision of underground parking, high quality material and design, accessibility to available public transportation, provision of site amenities and interior/exterior common areas for residents, proximity to arterial roadway corridors and the extent to which the project meets other City goals and objectives. PUD zoning would also be consistent with other senior housing developments throughout the community.

Land Use (Chapter 4) and Housing (Chapter 7) sections of the Comprehensive Plan include goals that address redevelopment and housing. Due to the acreage of this site, and single use with the restaurant, the property can be considered underdeveloped and suitable for redevelopment. The property immediately to the south is located in a policy development area, PDA #9 – Hodgson Road Residential Area.

The west side of this PDA is designated RL, Low-Density Residential, and RM, Medium Density Residential. The RL designation recognizes the existing single-family residences in this area as an appropriate use. The existing pattern of development is, however, not conducive to the changes that have occurred in this area or are expected to occur with the recent highway improvements. The City recognizes that there is additional development potential in these areas, especially if lots are consolidated and that these single-family uses may transition to other low- or medium-density residential uses. Further study of this area may occur later this year as part of the Highway Corridor Transition Study.

Chapter 7, Housing of the Comprehensive Plan touches on three themes: housing maintenance and preservation, life-cycle and affordable housing and residential infill and development. Redevelopment with high density residential development may be appropriate in certain areas based on urban services, environmental conditions and surrounding land uses. In addition, housing should respond to demographic changes in the community and expand housing choice.

In Staff's opinion, the property is suitable for senior residential housing due to its adjacency to an arterial roadway (Hodgson Road), PDA #9, and proximity to commercial and community services. The impacts on the adjoining single-family residential can be mitigated through the architectural design of the building and site design. Re-use of the property for senior housing will expand housing choice for seniors by providing a housing type (cooperative) that is not currently available in the community.

Rezoning

The Kozlak's restaurant at 4875 Hodgson Road is currently zoned O, Office, in which restaurants are a permitted use. The home at 506 Tanglewood Drive is zoned R1, Detached Residential. United is requesting that these properties be rezoned to PUD, Planned Unit Development. When considering a rezoning request, the City needs to consider the following criteria:

- 1) *That the proposed rezoning is consistent with the policies of the Comprehensive Guide Plan and with the general purpose and intent of the development regulations.*

United Properties is seeking a Comprehensive Plan Amendment to change the designated land use to SR, Senior Residential.

- 2) *That the development facilitated by the proposed rezoning will not significantly and adversely impact the planned use of the surrounding property.*

The proposed use of the property, high-density senior residential, will not adversely impact the adjoining low-density detached residential uses. Senior residential land uses are generally less intense than other residential uses. The architectural and site design minimizes impacts on these adjoining land uses. The layout of the structure results in varying setbacks from common lot lines and provides open space in which a visual buffer can be established. The architectural design incorporates varying building planes and building heights with the structure having two-story at end-caps near the single-family residential land uses. The collector and arterial roadway system can accommodate the traffic generated by this land use.

3) *The developer is willing to enter into a rezoning/development agreement with the City.*

As a condition of approval, the developer will be required to enter into a development agreement with the City.

Preliminary Plat

The site consists of two parcels which are proposed to be platted into one parcel. All the site improvements, with the exception of some landscaping, are located on this parcel. The proposed plat complies with the City's subdivision standards. A public use dedication fee, based on the density, will be required.

Planned Unit Development (PUD) – Development Stage

Development of this site will be reviewed via the PUD process which is used to encourage or provide flexibility, creativity, and innovation in the planning and design of development to achieve a variety of objectives related to the Development Code and the City's land use and housing goals.

The PUD process is a three-stage process consisting of a concept stage, development stage and final stage. The intent of the concept stage is to address the appropriateness of a development proposal from the perspective of general land use compatibility and provides the applicant with an opportunity to submit a general plan showing the basic intent and nature of the development. Detailed development plans are submitted for the development stage phase and reviewed through a public review process to evaluate consistency with the City's development standards and impact on adjoining land uses, transportation system, utilities, etc. Final plans are submitted for the final stage review and development agreements are drafted and executed.

This past summer, the conceptual stage of this development was reviewed by the Planning Commission and City Council. While both the Commission and Council were supportive of the proposed senior residential use on this property, concerns were expressed regarding potential impacts on the adjoining single-family residential land use. The developer was encouraged to maintain or exceed minimum structure setbacks from these land uses, establish a buffer and retain vegetation to the extent feasible.

The applicant has submitted the detailed development plans for this project and is seeking approval for the development stage of the PUD. Flexibility is being sought to increase the building height, reduce the number of parking stalls required and to reduce the required 20-foot

setback for parking areas adjacent to street rights-of-way (or dedications). The following reviews the key development issues associated with this project. The project has been reviewed in accordance with the R-3 Multiple Dwelling Residential District which will be the underlying zoning district for the PUD.

Building Placement

The structure is designed with a central core that has four building wings and is centrally located on the property. The following table identifies the required structure setbacks and the proposed placement of the building. Note that an increased setback is required since the 39.5-foot height of the building exceeds the maximum 35-feet permitted.

Required Structure Setback	Proposed Structure Setback
North Tanglewood Drive: 34.5' Hodgson Road: 44.5'	40'3" 27'3"*
East – Hodgson Road: 44.5'	40'1" (northeast) 49'1" (east)
South – 34.5'	48' (southeast) 40' (southwest)
West – 34.5'	51'3" (southwest) 42'10" (northwest)

* Deviation from Code Required

The deviation required for the north setback adjacent to the Hodgson Road easement is due to the shape of the easement, which is slightly larger than the adjoining Tanglewood Drive right-of-way. The placement of the building has shifted to the south and west due to the County's decision not to release the triangular piece of Hodgson Road easement that abuts the northeast corner of the property. The table above identifies the setbacks at the points of the building closest to the single-family residential property. The setbacks actually vary due to the building layout and the majority of the structure exceeds those setbacks identified above. Also, the building is designed with two-story sections at the northwest and southwest corner of the buildings. The site design limits the wall expanses facing the low density residential uses and creates pockets of open space that will aid in buffering the proposed building. These open areas will be landscaped to further enhance the site. Stormwater infrastructure is also placed between the building and the adjoining single-family residential land uses.

Building Height/Visual Impact

In the R3 district, the maximum building height permitted is 35 feet. This height, however, can be exceeded provided: 1) It does not exceed the firefighting capabilities of the Fire Department and 2) An additional 1-foot of setback is provided for every additional foot in height over 35'. Building height is measured from the ground grade to the mid-point of the pitched roof.

The structure is being designed as a three-story building and has a height of 39.5' as measured from the ground grade to the mid-point of the building. When measured to the peak, the height is 49'. The two-story sections located at the north and south western ends of the building have a

height of 29'11" as measured to the midpoint and 35'9" as measured to the peak. Other senior housing complexes in the community have exceeded the height requirement even though they are designed as three-story buildings. The following compares the proposed height with other complexes in the City.

Development	Peak	Midpoint
<i>Lexington Shores</i>	42 feet	36 feet
<i>Summerhouse</i>	50 feet*	40 feet*
<i>Scandia Shores</i>	48 feet	41 feet
<i>Shoreview Sr. Living</i>	41.5 feet	36 feet
<i>Applewood Pointe</i>	47'3" feet	39.5 feet

The height can be reduced by modifying the 10/12 pitch of the building to a roof with a lower pitch. While this would reduce the height, Staff believes the visual impact would be negligible and could negatively impact the character of the building. The required setbacks from the adjoining single-family land uses are met (exceeded) and stepping the building down from 3 to 2 stories at the building ends mitigates the impacts. The open space areas will also be landscaped and some of the mature oaks retained to minimize the visual impact.

Density

In the SR land use designation, a density of 45 units per acre is permitted. Using the current site area, 4.14 acres, the density proposed is slightly over 18 units per acre. This density is consistent with the Comprehensive Plan.

Minimum Number Parking Stalls

Access to the development is proposed off of Tanglewood Drive and Hodgson Road. Off-street parking is planned in a surface parking lot as well as a below grade parking structure. The surface parking lot provides 46 parking stalls and 111 parking stalls will be provided in the underground parking structure for a total of 157 stalls. This is less than the minimum 2.5 stalls per unit as required in the R3 zoning district (217.5 stalls).

The Development Code does provide some flexibility with respect to parking standards. The number of parking stalls constructed may be reduced to a number less than the minimum provided parking management techniques are used. Implementing these techniques, including the proof of parking, would be difficult due to the proposed use and site design.

The City has permitted some flexibility to the parking standards with other senior housing projects due to the nature of this use. Parking ratio's for the other senior housing complexes in the City range from 1 stall per unit to 1.7 stalls per unit. As proposed, the ratio for this complex is 2 stalls per unit.

	<i>Scandia Shores</i>	<i>Summerhouse</i>	<i>Lexington Shores</i>	<i>Shoreview Sr. Living</i>	<i>Applewood Pointe</i>
<i>Number of Units</i>	108	72	68	58	77
<i>Surface Parking</i>	56	22	12	20	46
<i>Underground Parking</i>	53	72	83	82	111
<i>Total</i>	109	94	127	102	157
<i>Ratio – Parking to Units</i>	1	1.3	1.4	1.7	2.0

Setbacks – Parking Lot

The Development Code requires parking areas to be setback a minimum of 20 feet from a road right-of-way or easement to provide area for landscaping. The configuration of the Hodgson Road/Tanglewood Drive intersection/easement area and right-of-way constrains the development site. The proposed parking/drive area is planned to be setback 5'8" from the Hodgson Road right-of-way. Landscaping would be added in the triangular easement area to provide screening of the parking area. Currently, the parking lot and building encroach upon the required building and parking setbacks. The proposed design will add green space and visually improve the site.

Stormwater Management

The property is located in the Ramsey Washington Metro Watershed District. The District has the permitting authority for stormwater management. The stormwater management plan will need to comply with the District guidelines for rate and quality control.

The stormwater management plan has been reviewed by the City Engineer, Tom Wesolowski, and his comments are attached. Stormwater will be managed through the use of an underground infiltration chamber, rain garden and pond. The underground infiltration chamber will capture run-off from the central portion of the parking lot. The rain garden will infiltrate run-off from the southern portion of the parking lot and south of the building. The pond will capture run-off from the west side of the building and northern portion of parking area. The proposed plan complies with the City's requirements.

Architectural Design

The building is designed as a three-story structure with a height of 39.5' as measured to the mid-point of the gable roof. A mix of building materials will be used including architectural grade shingles, maintenance free siding and shakes, brick, stone and stucco. The visual impact of the structure will be reduced because configuration of the building. The units are also designed with exterior decks or balconies.

Traffic

While a traffic study has not been completed, traffic from senior housing projects tend to be lower than other types of multi-family residential uses and tends to occur during off-peak hours. The development would be expected to generate 42 trips in the AM peak hour on a weekend, less during a weekday (typical for senior/retired facilities). The development would be expected to generate 270 trips on an average weekday, with about 25 being in either AM or PM peak hour period. This use will not have a perceivable impact given the function of the adjoining roadways

and the traffic volumes that exist. The applicant is gathering additional information regarding traffic.

Tree Preservation and Landscaping

Vegetation on the property consists of open grass areas and a landscaped parking area that has mature oak trees. There are number of landmark trees, including the grove of Oak Trees located on the south side of the property that will be preserved. Five landmark trees will be removed and 11 will be retained. Forty-seven trees are required for replacement.

The proposed landscape plan identifies the retention of the mature Oak trees on the south side of the building. Additional plantings will be added along the open areas of the site, including the southwestern corner of the property and along the western property line. A berm will also be constructed in the southwest corner. Landscaping will also be placed along the northeastern property line in the easement area of Hodgson Road. Ramsey County Staff has indicated that this would be permissible.

Public/Agency Comment

Property owners within 350 feet the development site were notified of the request. Development notification signs were also posted on the property. To date, a written comment received expressed opposition to the proposed development with concerns related to height and visual impact of the structure on the nearby single-family residential land uses.

The Lake Johanna Fire Marshal has also provided some comments regarding the proposed development. Information has been presented to the developer regarding accessibility with the Department's equipment. The proposed building height is not a concern as the Department has the equipment and training needed to respond to fires and emergency calls in taller buildings.

The City has also notified Ramsey County of the proposal due to the project's adjacency to Hodgson Road. It is our understanding that the County is not seeking any additional right-of-way for Hodgson Road since the triangular easement area is being retained.

Planning Commission – Concept Stage Review

The Commission reviewed the conceptual stage of this PUD at their June 25th Planning Commission meeting. The Commission members did question the need for additional senior housing in the community and recognized that the demographics may support this use and that the product type will expand housing choice for seniors. The Commission recognized the adjoining single-family residential land uses and the impact any redevelopment proposal could have on these uses, even under the current Office zoning. The direction provided to the developer included revisions to the overall building and site design that would minimize the impacts. The Commission recognized that the design of the building does attempt to minimize impacts but asked the Developer to look at reducing the height of those parts of the building adjacent to the single-family uses from three stories to two stories, additional landscaping and other site design features.

Parking and traffic were also discussed. The Commission asked the Developer to provide additional information regarding the parking demand and traffic generation for this project with any future application.

Recommendation

The application submittal has been reviewed by the Staff in accordance with the Development Code process and standards. In Staff's opinion, the proposed development of these properties with Senior Residential will support some of the housing policies stated in our Comprehensive Plan and Housing Action Plan. This location is suitable due to its proximity to the arterial roadway system, commercial and community services and adjacency to Policy Development Area #9 which will be explored further in the Highway Corridor Transition Study. The criteria for the Comprehensive Plan Amendment, Rezoning and Preliminary Plat have been met.

With the PUD application, the developer is seeking flexibility from the City standards pertaining to building height, the number of parking stalls required and the setback of a parking lot from a roadway. The flexibility being sought is reasonable and similar to other senior residential proposals that have been reviewed via the PUD process. While the proposed building height exceeds the maximum permitted, the excess height will not significantly impact the adjoining land uses due the overall building design and placement on the property. Regarding parking, when compared with other senior housing complexes, this development provides a higher ratio of stalls per unit. Parking has not been an issue with these other developments; therefore, Staff believes the proposed ratio is reasonable. The configuration of the easement area for Hodgson Road is unique and constrains the site's development. Permitting a smaller setback for the parking area and using the easement area for landscaping meets the spirit and the intent of the ordinance.

In Staff's opinion, the proposal meets the criteria outlined in the Development Code for the comprehensive plan amendment, rezoning, plat and PUD. Staff is recommending the Commission forward a recommendation of approval to the City Council subject to the following conditions:

Comprehensive Guide Plan Amendment

1. The amendment changes the land use designation from RL, Low Density Residential and O, Office to SR, Senior Residential.
2. Review and approval of the amendment by the Metropolitan Council.
3. The amendment will not be effective until the City grants approval of the Final Plat and PUD - Final Stage requests.

Rezoning

1. This approval rezones the property from O, Office and R1, Detached Residential to PUD, Planned Unit Development.

2. Rezoning is not effective until approvals are received for the Final Plat, PUD - Final Stage and development agreements executed.

Preliminary Plat

1. A public use dedication fee shall be submitted as required by ordinance prior to release of the final plat by the City.
2. The Final Plat shall include drainage and utility easements along all property lines. Drainage and utility easements along the roadways shall be 10 feet wide and 5 feet wide along the side and rear lot lines. Other drainage and utility easements shall be provided over the proposed ponding areas, infiltration basins and as required by the Public Works Director.
3. The Final Plat shall be submitted to the City for approval with the Final Stage PUD application.

Planned Unit Development – Development Stage

1. This approval permits the redevelopment of these parcels with senior residential cooperative building that provides 77 dwelling units.
2. The items identified in the memo from the City Engineer must be addressed prior to the City's review of the Final Stage PUD plans and Final Plat.
3. The luminary plan shall be revised to identify lighting levels compliant with the City Code and exterior light fixture details shall be submitted with the Final Stage PUD and Final Plat submittal.
4. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to submittal to the City of applications for Final Plat and PUD – Final Stage.
5. The proposed senior housing structure shall be of a 2 and 3 story design as depicted on the plans submitted with this application and dated November 4, 2013. The southwest and northwest corners of the building shall not exceed 2 stories as shown in the plan submittal. These sections of the building step-up to 3 stories towards the interior of the structure. The structure shall not exceed the heights as identified in this report and on the submitted plans.
6. The applicant shall create a Home Owners' Association for the project. The applicant or any subsequent property owner shall be a party to the Association required as part of this plat. The Home Owners' Association documents (articles of incorporation, bylaws, rules and regulations, replacement reserve study and covenants) shall be reviewed and approved by the City Attorney prior to recording and shall include the following:
 - a. The Home Owners' Association shall maintain landscaping/screening and maintenance shall be consistent with the approved landscaping plan.
 - b. Membership in the Home Owners' Association must be mandatory for each property owner and any successive buyer of all units. The dues for such membership must be

established to adequately meet the expenses of maintenance and fulfillment of all responsibilities of the Association as set forth in this agreement.

7. The landscape/tree-replanting plan shall be provided in accordance with the City's Tree Protection Ordinance. Trees on the property, which are to remain, shall be protected with construction fencing placed at the tree driplines prior to grading and excavating. Said plan shall be submitted for review and approval by the City Planner prior to submittal of the final plat application.
8. The Final Plat shall include drainage and utility easements along all property lines. Drainage and utility easements along the roadways shall be 10 feet wide and 5 feet wide along the side and rear lot lines. Other drainage and utility easements shall be provided over the proposed ponding areas, infiltration basins and as required by the Public Works Director.
9. The developer shall secure a permit from the Ramsey Washington Metro Watershed District prior to commencing any grading on the property.
10. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project. The Development Agreement shall address:
 - a. Construction management and nuisances that may occur during the construction process.
 - b. Removal of the existing structures and supporting infrastructure.
 - c. Landscape maintenance
11. This approval shall expire after two months if the Planned Unit Development - Final Stage application has not been submitted for City review and approval, as per Section 203.060 (C)(6).

Attachments

1. Memo dated November 25, 2013 – Tom Wesolowski, City Engineer
2. Memo dated November 20, 2013 – Rick Current, Fire Marshal - LJFD
3. Aerial Location Map
4. Planned Land Use Map
5. Zoning Map
6. Submitted Plans - Narrative
7. Public Comments Received
8. Motion

Date: November 25, 2013

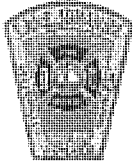
To: Kathleen Castle, City Planner

From: Tom Wesolowski, City Engineer

Subject: Preliminary Plat review comments for Applewood Pointe of Shoreview

The City of Shoreview Engineering staff has reviewed the preliminary plat submittal for the proposed Applewood Pointe of Shoreview dated November 4, 2013. The Engineering staff has the following comments regarding the proposed development:

1. The proposed project is located within the Grass Lake Watershed, which is managed by the Ramsey-Washington Metro Watershed District (RWMWD). The project will disturb more than 1-acre, so will require a permit from the RWMWD. The City requires that all information that is submitted to Ramsey-Washington as it relates to the proposed development also be sent to the City of Shoreview.
2. The developer has submitted a preliminary storm water management design that includes information on the existing and proposed drainage. The proposed storm water management system includes a pond, underground storage, and a rain garden to control runoff rate and volume and treat the storm water. The proposed system would reduce the volume of flow to a level less than what currently leaves the site, which exceeds the requirements of the City's SWMP.
3. The east side of the property is located along a County Road. Any work that is required to be completed within the Ramsey County right-of-way, requires a permit from Ramsey County.
4. Sanitary Sewer and Water services for the existing buildings (Kozlak's & 506 Tanglewood) are required to be abandoned at the mains or as required by the City Engineer.
5. The bituminous trail along Hodgson Road is to be protected where possible and replaced as required due to driveway or building construction. This includes installing pedestrian ramps at the driveway.
6. Cash Escrows will be required for any utility, trail or driveway work in the public right-of-way.
7. Trees within the Ramsey County right-of-way shall not be included in the tree replacement calculations, but shall be protected throughout construction.
8. A tree preservation surety shall be included at the time of the Development Agreement to ensure proper tree protection is installed and maintained throughout construction.
9. The development plans will be presented to the Environmental Quality Committee for comment at their November 25th meeting.



LAKE JOHANNA FIRE DEPARTMENT

5545 LEXINGTON AVENUE NORTH • SHOREVIEW, MN 55126
OFFICE (651) 481-7024 • FAX (651) 486-8826

November 20, 2013

File No. 2507-13-34

Kathleen,

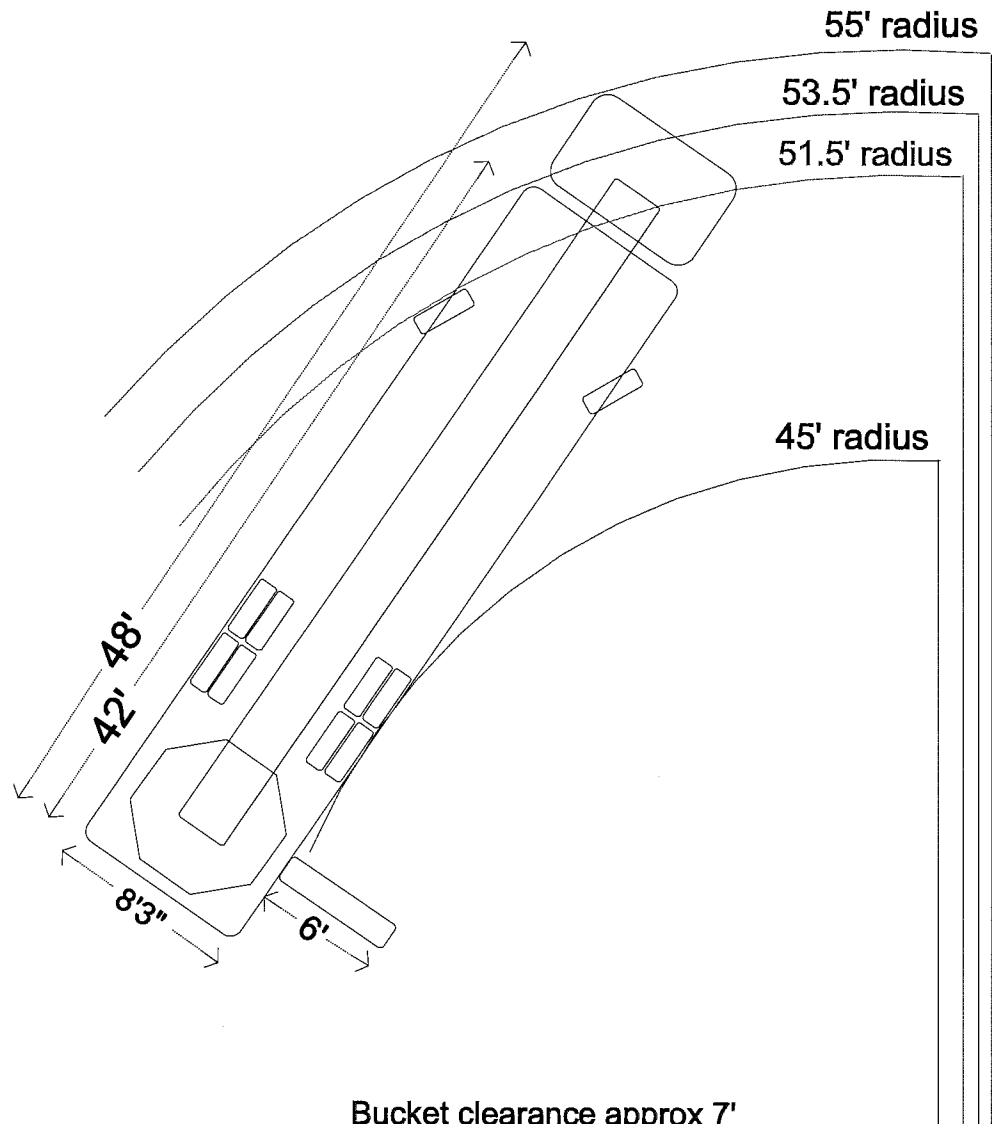
See comments below.

- Verify location of Fire Department Connection
- FDC is required within 150' of a Hydrant
- Verify location of the sprinkler riser room
- Fire Department Lock Box is required on building
- Access concerns:
 - Ensure both entrances to site can accommodate ladder truck
 - Ensure main building entrance can accommodate ladder truck. It would be nice not having to back a truck out.
 - Ladder truck turn radius information attached
- Highly recommended that the sprinkler system be zoned by floor

Sincerely,

Rick Current
Fire Marshal
Lake Johanna Fire Department

843 Statistics



Bucket clearance approx 7'
Bumper clearance approx 1.5'
Overall vehicle height approx 12' 1"
Overall vehicle weight approx 69,000 lbs



United Properties - 4785 Hodgson Road, 506 Tanglewood Dr



Legend



- City Halls
- Schools
- Hospitals
- Fire Stations
- Police Stations
- Recreational Centers
- Parcel Points
- Parcel Boundaries

Notes

Planned Unit Development - Concept
Stage

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

228.4 114.18 228.4 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

PLANNED LAND USE MAP



Legend



PDA Boundaries

Planned Land Use



Residential (up to 4 units/acre)



Residential (4 - 8 units/acre)



Residential (8 - 20 units/acre)



High Density Senior Residential



Office



Commercial



Mixed Use



Business Park



Tower



Light Industrial



Institutional



Park



Recreational Open Space



Natural



Railroad



Open Water

ZONING MAP



Legend

Residential

- Single Family Detached
- Single Family Attached
- Manufactured Housing Park
- Multi-family Residential
- Mixed Use Residential/Commercial

Commercial/Industrial

- Commercial
- Office
- Industrial
- Utility
- Railway

Public/Quasi-Public

- Institutional
- Parks/Recreational
- Open Space
- Right of Way

Undeveloped

- Vacant
- Wetlands
- Open Water

APPLEWOOD POINTE OF SHOREVIEW

PROJECT SUMMARY

United Properties proposes redeveloping the current Kozlak's Restaurant site at the corner of Hodgson Road and Tanglewood Drive for the creation of an Applewood Pointe Cooperative. Applewood Pointe is an age restricted, for sale community offering a maintenance-free lifestyle to area residents. The project as proposed would include 77 units ranging in size from a 1,175 square foot two bedroom to a 1,828 square foot two bedroom with a den. In addition to the Kozlak's site, United Properties proposes adding the property at 506 Tanglewood Drive to the redevelopment. Total site area is approximately 4.15 acres.

The cooperative building will be a 3-story building. The overall building layout is somewhat "organic", but generally follows an "X" shape with a main entrance area facing Hodgson Road. Access to the site is proposed from both Hodgson Road and Tanglewood Drive. Many of the existing mature trees on the site will be saved.

The building will have underground parking for the owners providing a minimum of one stall per unit. Surface parking includes 33 spaces near the main entry area, 7 stalls on the north side of the building near the Tanglewood Drive access, and an additional 6 stalls south of the Hodgson Road access for a total of 46 surface stalls. Given the 3-story limit to the building, the site achieves better than a 1.85 parking to unit ratio, which is greater than any existing Applewood Pointe community (range from 1.48-1.62). The cooperative will include the following community amenities: a Great Room with small serving kitchen, a 2-story entrance lobby with multiple seating areas, a library, a sunroom, game and craft rooms, an office for the on-site manager, a guest suite, an exercise room with sauna, a carwash area, and a woodworking shop. On-site amenities will include walking paths, a gazebo and gardening plots among other site features. Residents will enjoy a social, interactive, and healthy lifestyle.

The homes in the cooperative are single level homes. All of the units will have washers and dryers, and an exterior deck (or patio). Multiple finish selections and upgrades are available, so the residents can create an individual look for their new home. The building is comprised of 15 different unit plans providing a wide range of styles and pricing appealing to a broad segment of the market. In addition to the underground parking stall, each unit will have a separate storage area within the building.

The exterior of the cooperative building will consist of brick, stucco, and maintenance-free shake and lap siding. The roof will be asphalt shingled. Residents will have no individual exterior building maintenance obligations. The cooperative design promotes a maintenance-free lifestyle. The cooperative grounds will be professionally landscaped. The site design effort has promoted the saving of significant trees on the site providing enhanced buffering for the existing single family homes surrounding the site.

COMPREHENSIVE PLAN

The current guiding for the site is Office for the Kozlak's Restaurant property and Single Family Housing for the 506 Tanglewood Drive property. The proposed redevelopment plan asks for a guide plan change to a Senior Residential Designation. As noted in the Comprehensive Guide Plan on page 4-5, this redevelopment site does meet the SR, Senior Residential Criteria in the following ways:

- The site is in proximity to retail uses
- The site will provide underground parking
- The building will be built of high quality materials and have professionally designed architecture and landscaping
- The site is accessible to public transportation (to the extend public transportation is available)
- On-site amenities are broad and varied for future residents of the development
- The site is located on an arterial roadway
- The project does meet the City's residential goals of providing a diverse mix of housing types and occupancy options for the community, along with meeting demands for current and future residents.

We believe the change in the Guide Plan is justified. The current guiding simply reflects the current commercial nature of the restaurant use and the home at 506 Tanglewood Drive. Using the site as a mid-density senior residential site does provide an excellent transition between the single family home areas to the west and south and the arterial roadways of Hodgson Road and Tanglewood Drive. The site has good connection to major transportation and transit opportunities. The site's proximity to commercial service areas at Hodgson Road and Highway 96 provide a significant amenity to the site while the proposed 77 new residential homes provide support for these existing retail and service businesses.

The land use goals found in the Comprehensive Plan (page 4-11) are satisfied with this redevelopment:

1. It is an efficient use of land that supports the in-place urban services and encourages active living while sustaining the City's residential neighborhoods, business community and environment.
2. The proposed cooperative use does facilitate a desirable transition between existing development and this infill redevelopment opportunity.
3. This new cooperative community will provide a high value to the community and will mitigate any impacts to surrounding land uses, better utilizing the scarce land resource in the City.

This redevelopment proposal is consistent with the Comprehensive Land Use Policies for residential uses (page 4-13):

- A. higher density residential uses are located near commercial services and employment opportunities;
- B. higher density residential is located in an area convenient to regional transportation;

- C. this proposed development provides a variety of housing choice and form for the community;
- D. the residential development will provide an excellent buffer to the single family homes surrounding the site.

Finally, it is noted in the Hodgson Road residential area PDA that senior housing can be an appropriate land use for this area. Since this site is immediately adjacent to this PDA study area, we believe it is a natural use that warrants consideration.

REZONING

The current zoning for the site is OF – Office for the Kozlak’s site and R-1 for the 506 Tanglewood Drive property. The proposed redevelopment plan asks for a rezoning to R-3/PUD and is justified given the review criteria:

- 1. The rezoning is consistent with Comprehensive Guide Plan policies as previously stated above
- 2. a. The proposed land use is less intense than the current Office designation on the Comprehensive Guide Plan
 - b. The R-3 zoning district is compatible with surrounding land uses and the specific design of the proposed development provides mitigation measures to limit any adverse impacts, if any
 - c. A Development Agreement is acceptable if needed
 - d. The proposed rezoning is NOT to the Telecommunications Overlay

PLANNED UNIT DEVELOPMENT

The proposed redevelopment meets the following review criteria:

- 1. The proposed plan does comply with the proposed Comprehensive Guide Plan designation, which in turn does meet the review criteria for changing to the requested High Density Senior Residential designation
- 2. The plan does include the following benefits to the city:
 - a. Architectural placement and design, including high quality building materials, greater than typical multifamily development
 - b. Integrated sidewalks, open space and trails within the property
 - c. Use of ponding, rain gardens and underground storage to control stormwater and enhance water quality
 - f. Introduces a housing option currently unavailable within the city that directly promotes life-cycle housing initiatives
 - j. Promotes the concentration of open spaces within the design.
- 3. The PUD allows for greater setbacks to adjoining land uses
- 4. There are no significant impacts to surrounding properties from stormwater, utility capacity, traffic, shadows, etc.
- 5. The plan includes the saving of several significant trees on the site to preserve the character of the existing site and the landscape plan includes the use of native materials as an additional benefit
- 6. The site is not in a flood plain, is conducive to development with no building limitations, and the current grades are remaining in place for the building location to minimize impact on preserved trees and to limit any visual impacts on adjoining properties (i.e., the underground garage will be completely buried for the vast majority of the building.

PLAT

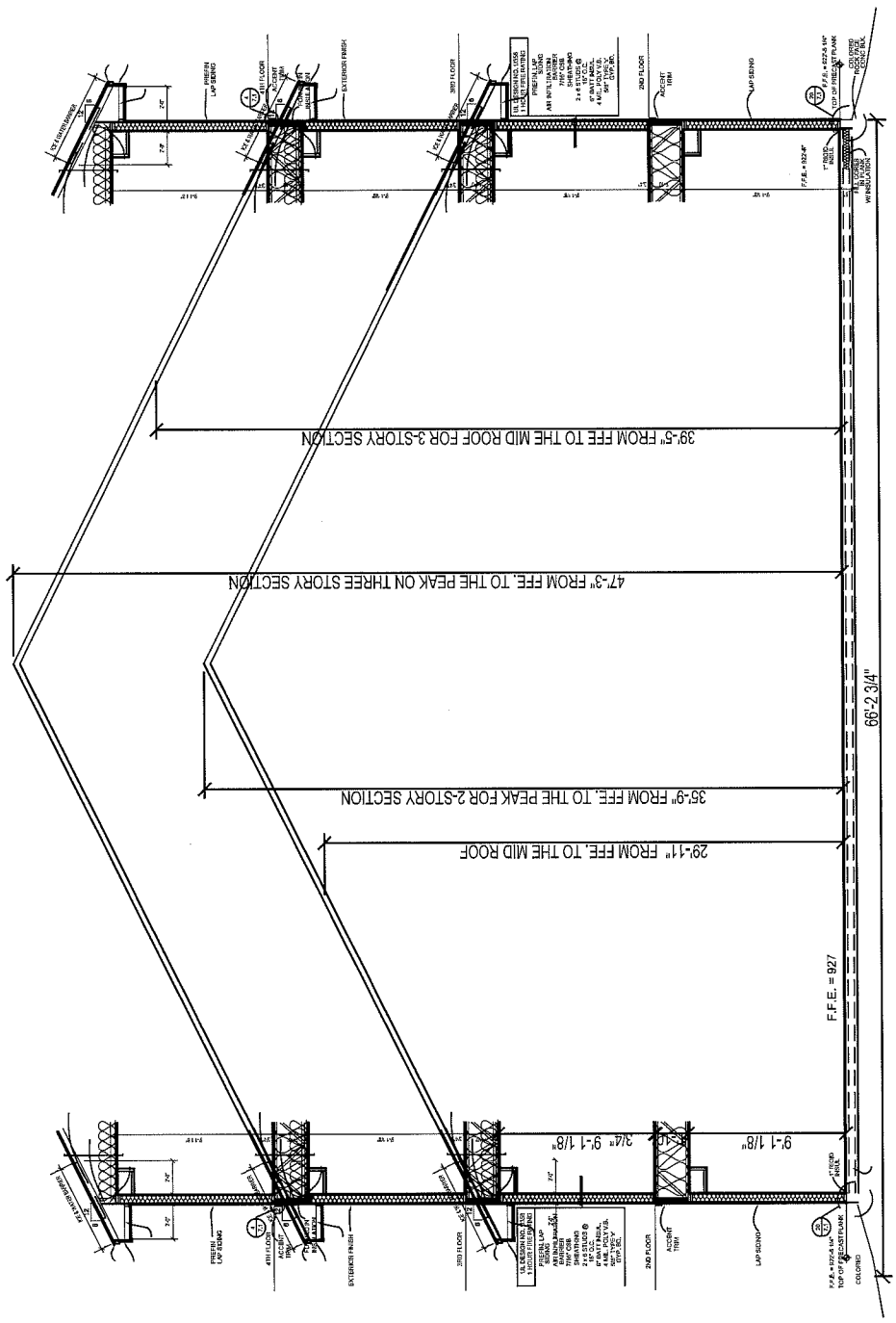
The proposed redevelopment will combine 2 lots into 1 lot of approximately 4.15 acres for 77 units (18.6 units per acre). The Senior Housing Overlay permits 45 units per acre. The proposed redevelopment's density is about 40% of the allowed senior density, which preserves the natural features of the site and provides significant open spaces.

Applewood Pointe of Shoreview



Preliminary Site Plan

SECTION
17



CONTENTS

ABBREVIATIONS

A.P.	ACCESS PANEL	EXT.	EXTERIOR	PTN.	PARTITION
AC.	ACOUSTIC	FL.	FLASHING	P.A.S.	PATCH AS REQUIRED
AC. BD.	ACOUSTIC BOARD	FL.	FLOOR DRAIN	PLAS.	PLASTER
AC. T.	ACOUSTIC TILE	FIN.	FINISH	PL.	PLATE
ADD.	ADDENDUM	FIN.	FINISH	POL.	POLISHED
ADDN.	ADDITION	FFE	FINISH FLOOR	Q.T.	QUARRY TILE
ALUM.	ALUMINUM	F.E.	FIRE EXTINGUISHER	R.	RADIUS OR RISER
ALT.	ALTERNATE	FXT.	FIXTURE	R.C.	REFRIGERATOR
A.B.	ANCHOR BOLT	FR.	FRAME	REG.	REGISTER
APT.	APARTMENT	FRA.	FRESH AIR	REQ.	REQUIRED
A.T.	ASPHALT TILE	FUR.	FURRING	RET.	RETAINING
Ø	Ø	G.A.	GALVANIZED IRON	R.D.	ROOF DRAIN
BSMT.	BASEMENT	GAU.	GAUZE	R.M.	ROOM
B.	BATHROOM	GEN.	GENERAL	R.S.	ROUGH SAWN
BM.	BEAM	GL.	GLAZED GLASS	RND.	ROUND
BRG.	BEARING	OT.	GYPSUM	RUB.	RUBBER
B.R.	BEDROOM	HDW.	HARDWARE	S.F.	SAND/FLAT FINISH
B.M.	BENCHMARK	HDCP.	HANDICAP	SECT.	SECTION
BEI.	BETWEEN	HDWD.	HARDWOOD	SHT.	SHEET
BIT.	BITUMINOUS	HDR.	HEADER	SIM.	SIMILAR
BLK.	BLOCK	HTR.	HEATER	SINK	SINK
BLKG.	BLOCKING	HT.	HEIGHT	S.B.	SOIL BORING
BD.	BOARD	H.C.	HOLLOW CORE	S.C.	SOLID CORE
B.W.	BOTH WAYS	H.W.	HOLLOW METAL	SPEC.	SPECIFICATIONS
BOT.	BOTTOM	HORIZ.	HORIZONTAL	S. BLK.	SPLASH BLOCK
B.C.	BOTTOM OF CURB	H.O.	HOSE BIB	SO.	SQUARE
BRKTS.	BRACKETS	H.W.	HOT WATER	S & V	STAIN AND VARNISH
BR.	BRICK	INCL.	INCLUDED	ST. ST.	STAINLESS STEEL
CAB.	CABINET	INST.	INSTRUMENT	STD.	STANDARD
CPT.	CARPET	INS.	INSIDE DIAMETER	STL.	STEEL
C.W.	CASEWORK	INSUL.	INSULATION	STR.	STRUCTURAL
C.I.	CAST IRON	INT.	INTERIOR	SUSP.	SUSPENDED
C.B.	CATCH BASIN	INTC.	INTERMEDIATE	SW.	SWITCH
CAULK.	CAULK (SPELL OUT)	INT.	INTERIOR	SW. BD.	SWITCH BOARD
CER.	CERAMIC	JAN.	JANITOR	TUB	BATHTUB
CLG.	CEILING	JOINT	JOINT	TEL.	TELEPHONE
CEM.	CEMENT	JOIST	JOIST	T.V.	TELEVISION
C.T.	CERAMIC TILE	L.P.	LAMINATED PLASTIC	TER.	TERRAZZO
C.O.	CLEANOUT	LAV.	LAVATORY	TEXT.	TEXTURE
CLO.	CLOSET	LT.	LIGHT	T.P.H.	TOILET PAPER HOLDER
COL.	COLUMN	L.W.C.B.	LIGHTWEIGHT CONCRETE	T.C.	TOP OF CURB
COND.	CONCRETE	BLK.	BLOCK	T.O.E.	TOP OF DECK
COND.	CONDUCTIVE	LN.	LINEN CLOSET	T.O.P.	TOP OF PARAPET
CONST.	CONSTRUCTION	LN.	LINOLEUM	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	L.R.	LIVING ROOM	T.B.	TOWEL BAR
CONTR.	CONTRACTOR	M.Q.	MASONRY OPENING	T.	TREAD
CORR.	CORRIDOR	MA.	MAXIMUM	TYP.	TYPICAL
C.J.	CONTROL JOINT	MECH.	MECHANICAL	UL	UP (FOR STAIRS) OR
CSK.	COUNTERSINK	M.C.	METAL	UR.	URINAL
DET.	DETAIL	MET.	METAL	U.H.	UNIT HEATER
DM.	DIMENSION	MIN.	MINIMUM	V.S.E.	VENUEER SHELF
DR.	DINING ROOM	MISC. MET.	MISCELLANEOUS	VENT.	VENTILATION OR
DISP.	DISPOSAL	MLDG.	MOLDING	VENT.	VENTILATOR
DN.	DOWN (FOR STAIRS)	MTD.	MOUNTED	VERT.	VERTICAL
DWG.	DRAWINGS	N.C.	NO CHANGE	VEST.	VESTIBULE
DF.	DRAINING FTN.	N.I.C.	NOT IN CONTRACT	V.C.T.	VINYL COMPOSITION TILE
EA.	EACH	N.T.S.	NOT TO SCALE	V.C.	VINYL WALL COVERING
ELEC.	ELECTRICAL	NOM.	NOMINAL	W.C.	WAINSCOTE
ELEV.	ELEVATOR	NO.	NUMBER	W.C.	WATER CLOSET
E.	ENGINEER	OBS.	OBSOLETE	WDO.	WINDOW
ENGR.	ENGINEER	OPNG.	OPENING	W. GL.	WIRE GLASS
ENT.	ENTRANCE	O.D.	OUTSIDE DIAMETER	W.I.	WROUGHT IRON
EQUIP.	EQUIPMENT	O.H.	OVERHEAD	W/O	WITHOUT
EXIST.	EXISTING	PT.	PAINT	W.R.	WATER RESISTANT
EXP.	EXPANDED OR EXPANSION	PNL.	PANEL	W.R.B.	WEATHER RESISTIVE BARRIER
		PR.	PAIR		

APPLEWOOD POINTE OF SHOREVIEW 77 UNIT SENIOR COOPERATIVE TANGLEWOOD DRIVE AND HODGSON ROAD SHOREVIEW, MINNESOTA FOR UNITED PROPERTIES RESIDENTIAL, LLC

BUILDING CODE

APPLICABLE CODES : IBC 2006 EDITION, 2007 STATE OF MINNESOTA AMENDMENTS

<p>AREA 1: GARAGE</p> <p>A. OCCUPANCY CLASSIFICATION GROUP S DIVISION 2 - GARAGE</p> <p>B. TYPE OF CONSTRUCTION TYPE I-A-3 HR SPRINKLED UNDER NFPA 13</p> <p>C. FLOOR AREA S2 - BASE ALLOWED - UNLIMITED ACTUAL FLOOR AREA - SQ.FT.</p> <p>D. BUILDING HEIGHT 1 STORY (BASEMENT)</p>	<p>AREA 2</p> <p>A. OCCUPANCY CLASSIFICATION GROUP R, DIVISION 2 - RESIDENTIAL</p> <p>B. TYPE OF CONSTRUCTION TYPE V - A SPRINKLED UNDER NFPA 13</p> <p>C. LOCATION ON PROPERTY FRONTAGE INCREASE CALCULATION : TOTAL BUILDING PERIMETER - P = L.F. OPEN FRONTAGE PERIMETER - F = L.F. MIN. WIDTH OF PUBLIC WAY - W = 30 IF = 100</p> <p>D. ALLOWABLE FLOOR AREA PER FLOOR R2 - BASE ALLOWED - 12,000 SQ.FT. INCREASE FOR FRONTAGE - 7,800 SQ.FT. INCREASE FOR SPRINKLERS - 12,000 X 2 = 24,000 SQ.FT. TOTAL ALLOWABLE PER FLOOR - 43,800 SQ. FT. PER FLOOR 43,800 X (3) FLOOR = 131,400 (4) STORY = 532,800 SQ. FT. PER FL. ACTUAL 1ST FLOOR AREA - SQ. FT. ACTUAL 2ND FLOOR AREA - SQ. FT. ACTUAL 3RD FLOOR AREA - SQ. FT. ACTUAL 4TH FLOOR AREA - SQ. FT. ACTUAL TOTAL (FOR ALL FLOORS) - SQ. FT.</p>	<p>AREA 3</p> <p>A. OCCUPANCY CLASSIFICATION GROUP A, DIVISION 3 - ASSEMBLY (DINING ROOM)</p> <p>B. TYPE OF CONSTRUCTION TYPE V - A SPRINKLED UNDER NFPA 13</p> <p>C. LOCATION ON PROPERTY FRONTAGE INCREASE CALCULATION : TOTAL BUILDING PERIMETER - P = L.F. OPEN FRONTAGE PERIMETER - F = L.F. MIN. WIDTH OF PUBLIC WAY - W = 30.0 IF = 100</p> <p>D. ALLOWABLE FLOOR AREA PER FLOOR R2 - BASE ALLOWED - 11,500 SQ.FT. INCREASE FOR FRONTAGE - 11,500 X 2 = 23,000 SQ.FT. INCREASE FOR SPRINKLERS - 11,500 X 2 = 23,000 SQ.FT. TOTAL ALLOWABLE PER FLOOR - 23,000 + 3,105 + 11,500 = 37,605 S.F. PER FLOOR ACTUAL FLOOR AREA - SQ. FT. 1-HR RATED AREA WITH 45 MIN RATED OPENINGS MIX OCCUPANCY CALCULATION BETWEEN AREA 2 & 3 [ACTUAL / ALLOWABLE PER FL.]A-2 + [ACTUAL / ALLOWABLE PER FL.]R2 < 1</p>	<p>AREA 4</p> <p>A. OCCUPANCY CLASSIFICATION GROUP R, DIVISION 2 - RESIDENTIAL</p> <p>B. TYPE OF CONSTRUCTION TYPE V - A SPRINKLED UNDER NFPA 13</p> <p>C. LOCATION ON PROPERTY FRONTAGE INCREASE CALCULATION : TOTAL BUILDING PERIMETER - P = L.F. OPEN FRONTAGE PERIMETER - F = L.F. MIN. WIDTH OF PUBLIC WAY - W = IF =</p> <p>D. ALLOWABLE FLOOR AREA PER FLOOR R2 - BASE ALLOWED - 12,000 SQ.FT. INCREASE FOR FRONTAGE - SQ. FT. INCREASE FOR SPRINKLERS NFPA13 - 12,000 X 2 = 24,000 SQ.FT. TOTAL ALLOWABLE PER FLOOR - SQ. FT. PER FLOOR TOTAL ALLOWABLE PER FLOOR = SQ. FT. PER FLOOR ACTUAL 1ST FLOOR AREA - SQ. FT. ACTUAL 2ND FLOOR AREA - SQ. FT. ACTUAL 3RD FLOOR AREA - SQ. FT. ACTUAL 4TH FLOOR AREA - SQ. FT. ACTUAL TOTAL (FOR ALL FLOORS) - SQ. FT.</p>
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LOCATION MAP



MATERIALS

SYMBOLS

	CONCRETE		GYPSUM BOARD		ELEVATION
	BRICK		ACOUSTIC TILE		SOIL BORING
	CONCRETE BLOCK		METAL		DETAIL NO.
	METAL STUD PARTITION		FINISHED WOOD		WINDOW TYPE
	WOOD STUD PARTITION		ROUGH WOOD		DOOR NO.
	EARTH		PLYWOOD		FIRE EXTINGUISHER WITH CABINET
	GRAVEL		GLASS		FIRE EXTINGUISHER ON BRACKET
	RIGID INSULATION				
	BATT OR LOOSE FILL INSULATION				

BUILDING DATA

GARAGE AREA PHASE II	= 51,151 SQ. FT.
FIRST FLOOR PHASE II	= 51,151 SQ. FT.
SECOND FLOOR PHASE II	= 51,000 SQ. FT.
THIRD FLOOR PHASE II	= 49,100 SQ. FT.
TOTAL BUILDING GROSS	= 202,402 SQ. FT.
TOTAL BUILDING GROSS (INCL. GARAGE)	= 151,251 SQ. FT.

RECYCLING DATA

AREA 1	GARAGE AREA = 25,316 SQ. FT. X .001 = 25.3 S.F. REQUIRED AVAILABLE RECYCLE AREA IN GARAGE = 189 S.F.
AREA 2	EXERCISE ROOM AREA = 1074 X .001 = 1.0 S.F. REQUIRED ACTUAL 1ST FLOOR AREA - S.F. X .0025 = S.F. REQUIRED ACTUAL 2ND FLOOR AREA - S.F. X .0025 = S.F. REQUIRED ACTUAL 3RD FLOOR AREA - S.F. X .0025 = S.F. REQUIRED ACTUAL 4TH FLOOR AREA - S.F. X .0025 = S.F. REQUIRED TOTAL RECYCLING AREA NEEDED FOR ALL FOUR FLOOR = 246.6 S.F. RECYCLING AREA PROVIDED ON EACH FLOOR = 91 S.F. 91 S.F. X 4 = 364 S.F. TOTAL RECYCLING AREA AVAILABLE FOR AREA 2
AREA 3	ACTUAL 1ST FLOOR DINING - S.F. REQ. AREA 2 + AREA 3 S.F. REQUIRED RECYCLING AREA PROVIDED ON FIRST FLOOR AREA S.F.
AREA 4	EXERCISE ROOM AREA = 1074 X .001 = 1.0 S.F. REQUIRED ACTUAL 1ST FLOOR AREA - S.F. X .0025 = S.F. REQUIRED ACTUAL 2ND FLOOR AREA - S.F. X .0025 = S.F. REQUIRED ACTUAL 3RD FLOOR AREA - S.F. X .0025 = S.F. REQUIRED ACTUAL 4TH FLOOR AREA - S.F. X .0025 = S.F. REQUIRED TOTAL RECYCLING AREA NEEDED FOR ALL FOUR FLOOR = 196 S.F. RECYCLING AREA PROVIDED ON EACH FLOOR = 50 S.F.

SITE DATA

TOTAL SITE	180,640.46 = 4.147 ACRES
BUILDING COVERAGE	= 51,151 S.F.
BUILDING PATH AREA	= 9,225.80 S.F.
CONCRETE SIDE WALK	= 5,057.86 S.F.
TOTAL DRIVE/PARKING	= 33,048
POND AREA	= 6,179.93 S.F.

PARKING STALLS

PROOF OF PARKING	
ON GRADE	44 STALLS
EASEMENT STALLS	
GARAGE	111 STALLS
TOTAL	155 STALLS

GREEN SPACE/ SITE DATA

INFILTRATION AREA (BASIN)	= 7,840.55 S.F.
STORM CHAMBER AREA	= 2,421 S.F.
PERCENT OF HARD SURFACES	= % 54.60
PERCENT OF OPEN SPACE	= 95,293.75 = % 52.75
PERCENT DRIVEWAYS AND PARKING	= % 18.32
POND AREA	= 6,179.93 S.F.

PROJECT TEAM

<p>DEVELOPER / OWNER : UNITED PROPERTIES RESIDENTIAL, LLC 3500 AMERICAN BOULEVARD WEST SUITE 200 BLOOMINGTON, MN 55431 TEL: 952-820-8725 FAX: 952-893-8804 CONTACT: ALEX HALL</p> <p>ARCHITECT : JSSH ARCHITECTS 14525 HIGHWAY 7 MINNETONKA, MN 55345 TEL: 952-355-0087 FAX: 952-935-0878 CONTACT: FARIBORZ AFSHARJAVAN (JAVAN)</p> <p>LANDSCAPE ARCHITECT : LEO LANDSCAPE ARCHITECTURE 11525 37TH AVENUE NORTH PLYMOUTH, MN. 55441 CONTACT NAME: TROY WANLESS PHONE: 612-927-5639</p>	<p>STRUCTURAL ENGINEER : BLANCHARD ENGINEERING 9335 WASHINGTON AVE S RICHFIELD, MN 55423 TEL: 612-861-6381 CONTACT: BILL BLANCHARD</p> <p>CIVIL ENGINEERS : LSOLUTION BLUE 318 CEDAR STREET ST. PAUL, MN. 55101 CONTACT NAME: RANDAL TWEDEN PHONE: 651-294-0038</p> <p>MECHANICAL ENGINEER : STEEN ENGINEERING INC. 5430 DOUGLAS DRIVE NORTH CRYSTAL, MN. 55429 CONTACT NAME: KURT M. SMITH PHONE: 763-585-6742</p> <p>ELECTRICAL ENGINEER : LEAF MOUNTAIN DESIGN 2851 TUXEDO BLVD MOUND, MN. 55364 CONTACT NAME: BRUCE RENO PHONE: 952-472-1369</p>
---	--

SHEET INDEX

CIVIL DRAWINGS	ARCHITECTURAL DRAWINGS	STRUCTURAL DRAWINGS	MECHANICAL DRAWINGS	ELECTRICAL DRAWINGS
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C1 EROSION CONTROL PLAN				
C2 CIVIL SITE PLAN				
C3 GARDING AND DRAINAGE PLAN				
C4 UTILITY				
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1.2 PHOTOMETRIC PLAN	
2.0 GARAGE PLAN - OVERALL PLAN	
2.1 FIRST FLOOR PLAN - OVERALL	
2.2 SECOND FLOOR PLAN - OVERALL	
2.3 THIRD FLOOR PLAN - OVERALL	
4.1 EXTERIOR ELEVATIONS	
4.2 EXTERIOR ELEVATIONS	
4.3 EXTERIOR ELEVATIONS	
4.4 EXTERIOR ELEVATIONS	
4.5 EXTERIOR ELEVATIONS	
4.6 EXTERIOR ELEVATIONS	



JSSH ARCHITECTS, Inc.
suite 375
14525 Highway 7
Minnetonka, mn. 55345
ph. 952-935-6387 fax. 952-935-0878

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of MINNESOTA
Date: 08-07-13 Reg. No.: 10368

Project: APPLEWOOD POINTE OF SHOREVIEW
Shoreview, MN
FOR UNITED PROPERTIES RESIDENTIAL, LLC

Code Review Unit Breakdown
Data Sheet Numbers and References
Symbols

CS

12-34

CS

CERTIFICATE OF SURVEY

~for~ United Properties Residential

LEGAL DESCRIPTION

(Legal Description per Title Commitment #36879 by Commercial Partners Title, Inc.)

PARCEL 1:
Lot 4, Block 1, KOZLAK ADDITION, Ramsey County, Minnesota.
(Abstract Property)

PARCEL 2:
A parcel of land in the Southwest Quarter of Section 13, Township 30, Range 23, more specifically described as follows:

Beginning at a point 1071.12 feet west and 33.00 feet south of the center of Section 13 said Township and Range; thence North 87 degrees 31 minutes West a distance of 200.00 feet; thence South 54 degrees 39 minutes East a distance of 336.00 feet; thence North 21 degrees 48 minutes West a distance of 200.00 feet to the point of beginning as shown on the right of way map for County Project 28-01B on file in the Office of the Ramsey County Engineer, Ramsey County, Minnesota.
(Abstract Property)

(Legal Description per Title Commitment #37060 by Commercial Partners Title, Inc.)

The East 100 feet of the West 330 feet of the North 200 feet of Lot 19, Auditor's Subdivision No. 82, Ramsey County, Minnesota.
(Abstract Property)

GENERAL NOTES

- Fee ownership is vested in Ruth Kozlak Revocable Trust & John Kozlak Revocable Trust and James & Beth Zerr.
- Parcel ID Number: 13-30-23-31-0039 and 13-30-23-32-0001.
- Address of the surveyed premises: 4785 Hodgson Road & 506 Tanglewood Drive, Shoreview, MN.
- Bearings shown hereon are based on Ramsey County Coordinates, NAD 1983.
- Surveyed premises shown on this survey map is in Flood Zone X (area outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community Panel No. 27123C0030G by the Federal Emergency Management Agency, effective date June 4th, 2010.
- Boundary area of the surveyed premises: 198,980± sq. ft. (4.57± acres).
- The City of Shoreview has indicated that the surveyed premises 13-30-23-31-0039 shown on this survey is currently zoned "Office" and premises 13-30-23-32-0001 is currently zoned "R-1". Proposed re-zoning to R-3 PUD, and that the proposed setbacks are to be as those shown on the approved site for "Applewood Pointe of Shoreview". For additional information contact the Planning and Zoning Department at the City of Shoreview.
- Property lies in the Gross Lake WMO. City is the LGU.
- The survey premises has access to Hodgson Road and County Road G-2, public streets.
- Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
- Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
- The field survey of this site (Kozlak property) was completed on November 2nd, 2011. Site revisited for the Zerr property survey on June 11th, 2013.
- Benchmark: MNDOT 6510 Station # 36790 (8624 J RESE). Elevation 926.24 NAVD83. Checked elevation to Ramsey County Benchmark #9055, elevation 926.12 (see survey).
- Per Commercial Partners Title LLC, Commitment No. 37060, Schedule B2, there are no survey related exemptions. Item 12 relates to a temporary highway easement which has expired.
- Commercial Partners Title LLC, Commitment No. 36879, Schedule B2, survey related exemptions. Item 12: Highway Easement in favor of Ramsey County dated December 29, 1927, filed February 21, 1928, in Book 840, Page 37 as Doc. No. 753390. (All of Parcel 2).
[Surveyor's note: The same property described in this Highway Easement was taken via Adverse Possession as shown in the Findings and Order for Judgment and Decree filed in Doc. No. 4403681. Said described property is shown on this survey as Parcel 2 in the legal description. Said property can also be seen and is shown on the plat of Kozlak Addition as "EXCEPTION".]

LEGEND

- DENOTES FOUND MONUMENT
- DENOTES IRON SET, RLS# 25341
- ⊙ DENOTES RAMSEY COUNTY CIM
- DENOTES CATCH BASIN
- ⊕ DENOTES SANITARY SEWER MANHOLE
- ⊗ DENOTES MISCELLANEOUS MANHOLE
- ⊙ DENOTES HYDRANT
- ⊙ DENOTES POWER POLE
- ⊙ DENOTES EXISTING SPOT ELEVATION
- ⊙ DENOTES SIGN
- ⊙ DENOTES LIGHT POLE
- ⊙ DENOTES TELEPHONE PEDESTAL
- ⊙ DENOTES FENCE
- ⊙ DENOTES RETAINING WALL
- ⊙ DENOTES EXISTING CONTOURS
- ⊙ DENOTES TREE LINE
- ⊙ DENOTES EXISTING SANITARY SEWER
- ⊙ DENOTES EXISTING STORM SEWER
- ⊙ DENOTES EXISTING WATER MAIN
- ⊙ DENOTES OVERHEAD WIRE
- ⊙ DENOTES BUILDING SETBACK LINE
- ⊙ DENOTES CONCRETE SURFACE
- ⊙ DENOTES BITUMINOUS SURFACE
- ⊙ DENOTES EXISTING BUILDING SETBACK
- ⊙ DENOTES EXISTING PARKING SETBACK

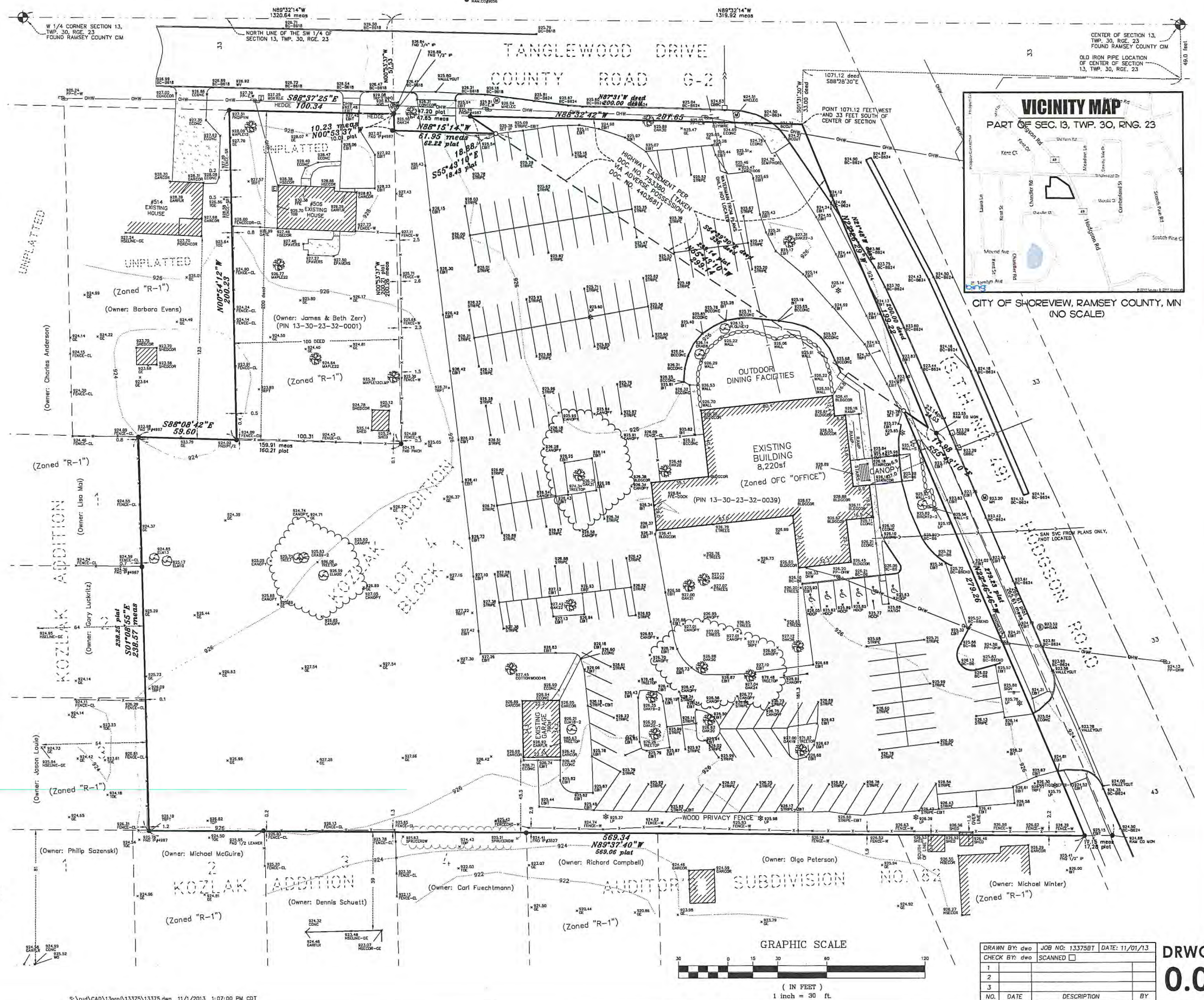
SURVEYORS NOTE:

BOUNDARY HAS BEEN SET AS PER FOUND MONUMENTATION. ORIGINAL PLAT WAS MONUMENTED (IP34987) FROM AN OLD CENTER OF SECTION IRON WHICH WAS 49 FEET SOUTH OF THE CURRENT RAMSEY COUNTY MONUMENT. ALL PLAT MONUMENTS FOUND FIT THIS OLD CORNER AS DOES THE RAMSEY COUNTY MONUMENTS AND OTHER FOUND MONUMENTS. I AM ACCEPTING THIS MONUMENTED LOCATION. IRONS FIT FAIRLY WELL WITHIN THEMSELVES. I HAVE LAYED OUT THE BOUNDARY FROM MONUMENTS AND SHOW PLAT AND MEASURED.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Daniel W. Obermiller
DANIEL W. OBERMILLER
Date: 11/01/13 License No. 25341

E.G. RUD & SONS, INC.
EST. 1977 Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701



PRELIMINARY PLAT

~of~ APPLEWOOD POINTE OF SHOREVIEW
~for~ United Properties

LEGAL DESCRIPTION

(Legal Description per Title Commitment #35879 by Commercial Partners Title, Inc.)

PARCEL 1:
Lot 4, Block 1, KOZLAK ADDITION, Ramsey County, Minnesota.
(Abstract Property)

PARCEL 2:
A parcel of land in the Southwest Quarter of Section 13, Township 30, Range 23, more specifically described as follows:

Beginning at a point 1071.12 feet west and 33.00 feet south of the center of Section 13 said Township and Range; thence North 87 degrees 31 minutes West a distance of 200.00 feet; thence South 54 degrees 39 minutes 30 seconds East a distance of 335.00 feet; thence North 21 degrees 48 minutes West a distance of 200.00 feet to the point of beginning as shown on the right of way map for Project 28-015 on file in the Office of the Ramsey County Engineer, Ramsey County, Minnesota.
(Abstract Property)

(Legal Description per Title Commitment #37060 by Commercial Partners Title, Inc.)

The East 100 feet of the West 330 feet of the North 200 feet of Lot 19, Auditor's Subdivision No. 82, Ramsey County, Minnesota.
(Abstract Property)

GENERAL NOTES

1. Fee ownership is vested in Ruth Kozlak Revocable Trust & John Kozlak Revocable Trust and James & Beth Zerr.
 2. Parcel ID Number: 13-30-23-31-0039 and 13-30-23-32-0001.
 3. Address of the surveyed premises: 4785 Hodgson Road & 506 Tanglewood Drive, Shoreview, MN.
 4. Bearings shown hereon are based on Ramsey County Coordinates, NAD 1983.
 5. Surveyed premises shown on this survey map is in Flood Zone X (area outside the 0.2% annual chance floodplain), according to Flood Insurance Rate Map Community Panel No. 27123000306 by the Federal Emergency Management Agency, effective date June 4th, 2010.
 6. Boundary area of the surveyed premises: 198,980± sq. ft. (4.57± acres).
 7. The City of Shoreview has indicated that the surveyed premises 13-30-23-31-0039 shown on this survey is currently zoned "Office" and premises 13-30-23-31-0001 is currently zoned R-1. Proposed re-zoning to R-3 PUD, and that the proposed setbacks are to be as those shown on the approved site for "Applewood Pointe of Shoreview". For additional information contact the Planning and Zoning Department at the City of Shoreview.
 8. Property lies in the Grass Lake WMO. City is the LGU.
 9. The survey premises has access to Hodgson Road and County Road G-2, public streets.
 10. Utilities shown hereon are observed. Excavations were not made during the process of this survey to locate underground utilities and/or structures. The location of underground utilities and/or structures may vary from locations shown hereon and additional underground utilities and/or structures may be encountered. Contact Gopher State One Call Notification Center at (651) 454-0002 for verification of utility type and field location, prior to excavation.
 11. Subsurface and environmental conditions were not examined or considered during the process of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of the surveyed premises.
 12. The field survey of this site (Kozlak property) was completed on November 2nd, 2011. Site revisited for the Zerr property survey on June 11th, 2013.
 13. Benchmark: MnDOT GSID Station # 36760 (6624 J RESET). Elevation 926.24 NAVD83. Checked elevation to Ramsey County Benchmark #9056, elevation 926.12 (see survey).
 14. Per Commercial Partners Title LLC, Commitment No. 37060, Schedule B2, there are no survey related exemptions. Item 12 relates to a temporary highway easement which has expired.
 15. Commercial Partners Title LLC, Commitment No. 36875, Schedule B2, survey related exemptions. Item 12: Highway Easement in favor of Ramsey County dated December 29, 1927, filed February 21, 1928, in Book 840, Page 37 as Doc. No. 753380. (All of Parcel 2).
- [Surveyors note: The some property described in this Highway Easement was taken via Adverse Possession as shown in the Findings and Order for Judgement and Decree filed in Doc. No. 4403681. Said described property is shown on this survey as Parcel 2 in the legal description. Said property can also be seen and is shown on the plat of Kozlak Addition as "EXCEPTION".]

PROPOSED LOT AREAS:

TOTAL PARCEL AREA = 198,980 SQ. FT.
PROPOSED RIGHT OF WAY TO BE DEDICATED = 5,589 SQ. FT.
PROPOSED LOT 1, BLOCK 1 = 193,391 SQ. FT.

SURVEYORS NOTE:

BOUNDARY HAS BEEN SET AS PER FOUND MONUMENTATION. ORIGINAL PLAT WAS MONUMENTED (IP34987) FROM AN OLD CENTER OF SECTION IRON WHICH WAS 49 FEET SOUTH OF THE CURRENT RAMSEY COUNTY MONUMENT. ALL PLAT MONUMENTS FOUND FIT THIS OLD CORNER AS DOES THE RAMSEY COUNTY MONUMENTS AND OTHER FOUND MONUMENTS. I AM ACCEPTING THIS MONUMENTED LOCATION. IRONS FIT FAIRLY WELL WITHIN THEMSELVES. I HAVE LAYED OUT THE BOUNDARY FROM MONUMENTS AND SHOW PLAT AND MEASURED.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

Daniel W. Obermiller
DANIEL W. OBERMILLER

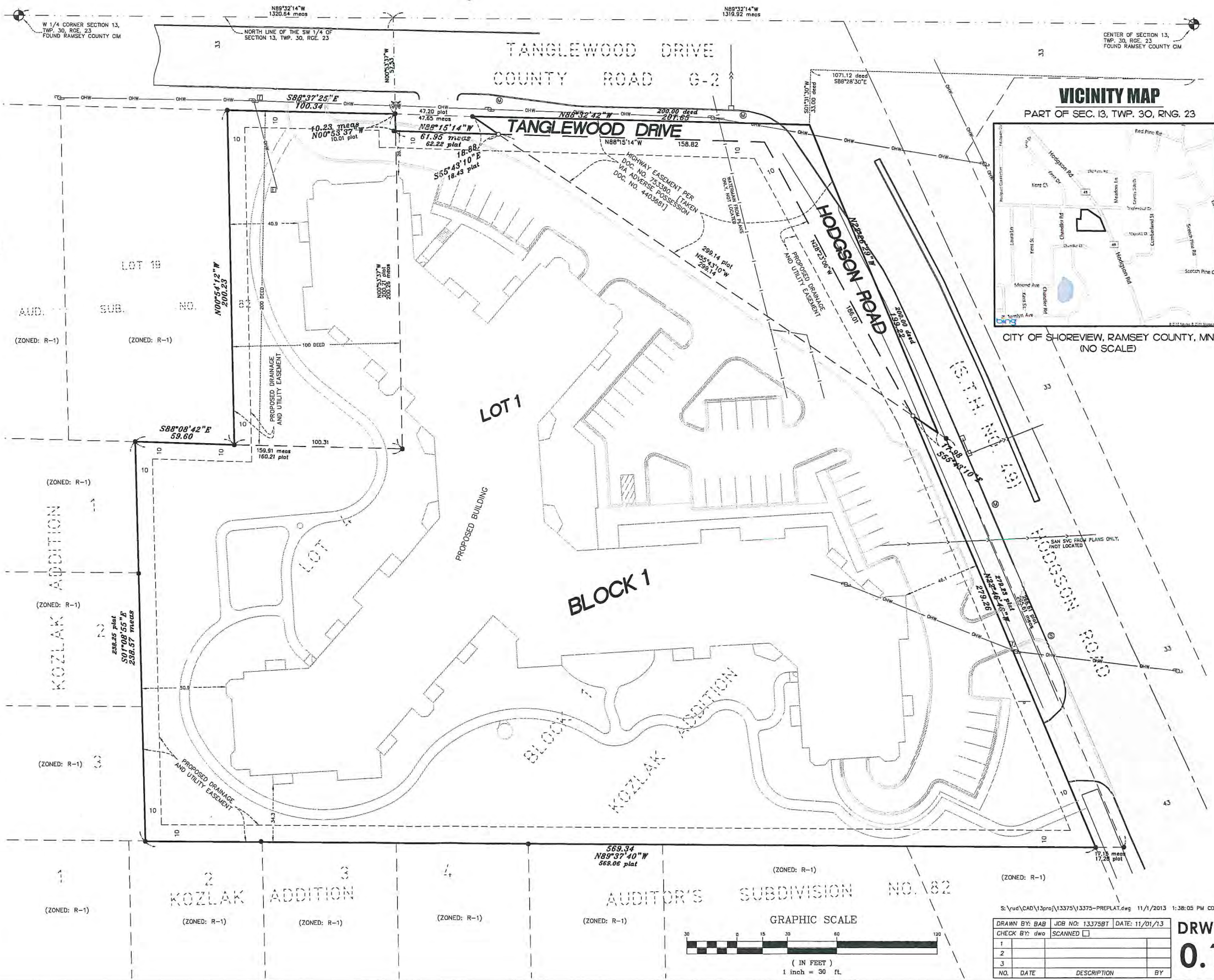
Date: 11/1/13 License No. 25341

LEGEND

- DENOTES FOUND MONUMENT
- DENOTES IRON SET, RLS# 25341
- DENOTES RAMSEY COUNTY CIM
- DENOTES CATCH BASIN
- ⊙ DENOTES SANITARY SEWER MANHOLE
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- DENOTES EXISTING SANITARY SEWER
- DENOTES EXISTING STORM SEWER
- DENOTES EXISTING WATER MAIN
- DENOTES OVERHEAD WIRE
- DENOTES BITUMINOUS SURFACE

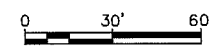
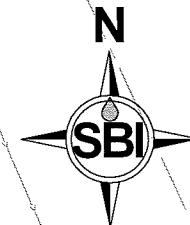
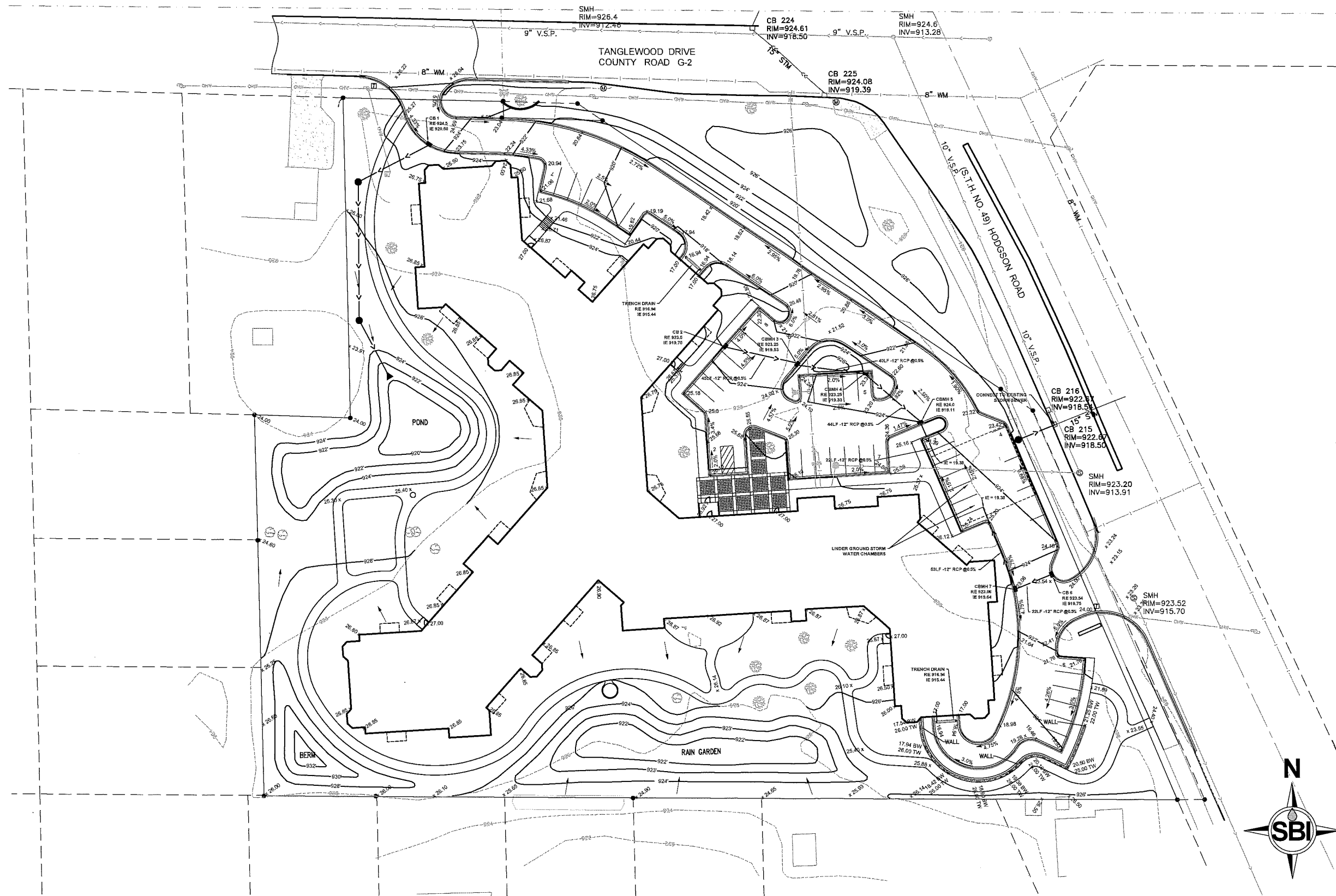
E.G. RUD & SONS, INC.
Professional Land Surveyors
6776 Lake Drive NE, Suite 110
Lino Lakes, MN 55014
Tel. (651) 361-8200 Fax (651) 361-8701

NORTH



DRAWN BY: BAB	JOB NO: 1337581	DATE: 11/01/13
CHECK BY: dwo	SCANNED	
1		
2		
3		
NO.	DATE	DESCRIPTION
		BY

DRWG
0.1



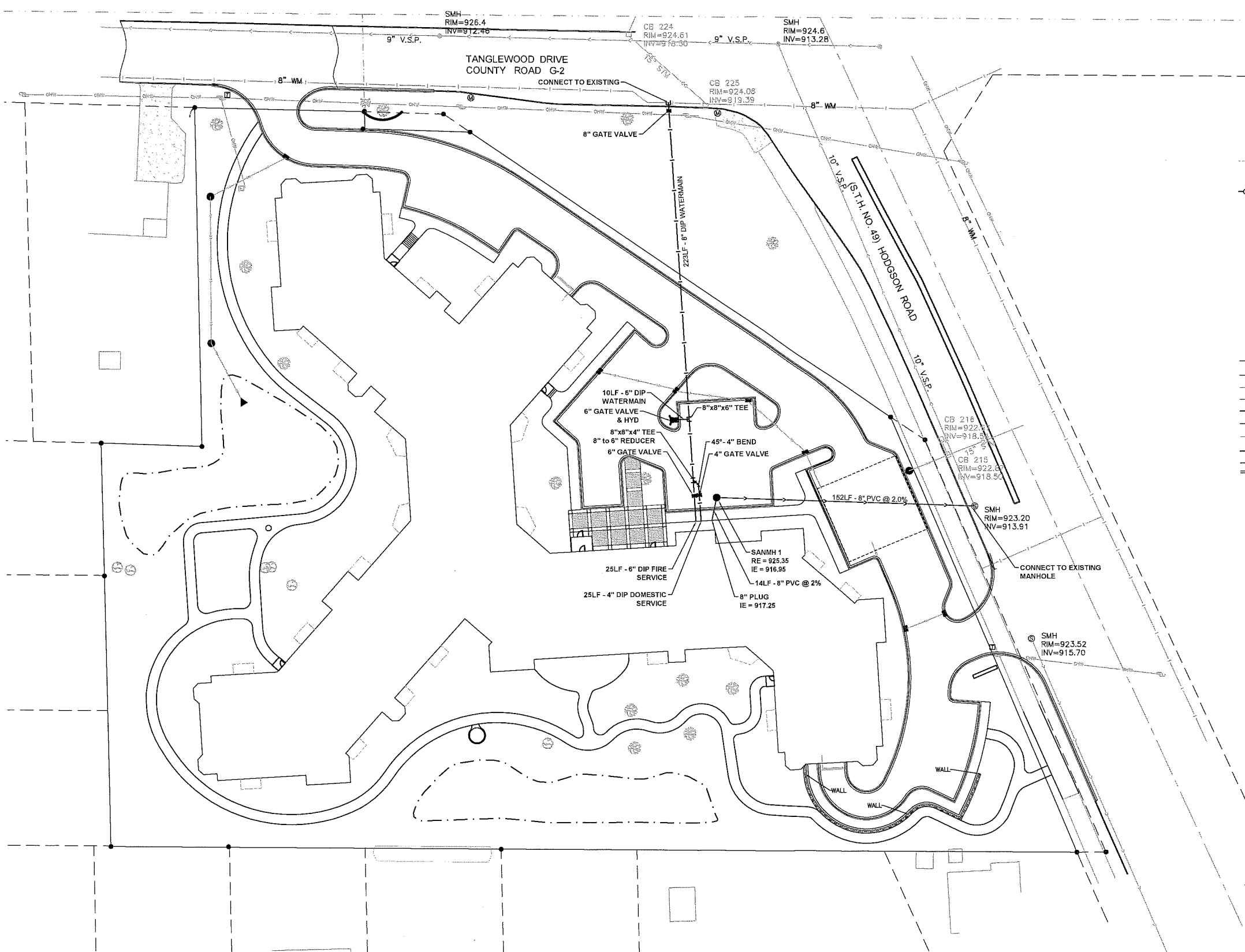
A

GRADING AND DRAINAGE PLAN

JSSH	
JSSH ARCHITECTS, Inc. 14525 Highway 7, Suite 375 Minnetonka, MN 55345 ph. 952-935-6337 fax. 952-935-0878	
Solution Blue	
Solution Blue Inc. 318 Cedar Street Minnetonka, MN 55301 (952) 934-0038 solutionblue.com	
I HEREBY CERTIFY THAT THIS PLAN OR SPECIFICATION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED CIVIL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA	
CIVIL ENGINEER	DATE
REG. NO.	
DATE	11/14/13
REVISIONS	
DATE	11/14/13
BY	RAT
CHKD	MDJ
PROJECT	APPLEWOOD POINTE OF SHOREVIEW
CONTENTS	GRADING AND DRAINAGE PLAN
SCALE	1"=30'-0"
JOB NO.	130901
SHEET NO.	3
TOTAL SHEETS	4
C3	

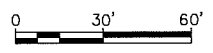
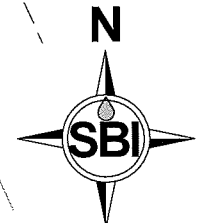
A

UTILITY PLAN



LEGEND

- EXISTING CONTOUR
- STORM DRAIN INLET PROTECTION
- HEAVY DUTY SILT FENCE
- ROCK CONSTRUCTION ENTRANCE
- CONCRETE PAVEMENT
- TREE
- SIGN-TRAFFIC/OTHER
- LOT LIGHT
- TELEPHONE MANHOLE
- TRAFFIC CONTROL BOX
- HAND HOLE
- HYDRANT
- WATER METER
- WATER MANHOLE
- GAS LINE
- ELECTRIC LINE
- OVERHEAD POWER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- STORM SEWER
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- FENCE LINE
- CURB & GUTTER
- STORM MANHOLE
- CATCH BASIN
- POWER POLE
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC MANHOLE
- SANITARY MANHOLE
- GAS METER



JSSH

JSSH ARCHITECTS, inc.
14525 highway 7 suite 375
minnetonka, mn. 55345
ph. 952-935-6337 fax. 952-935-0870

Solution Blue

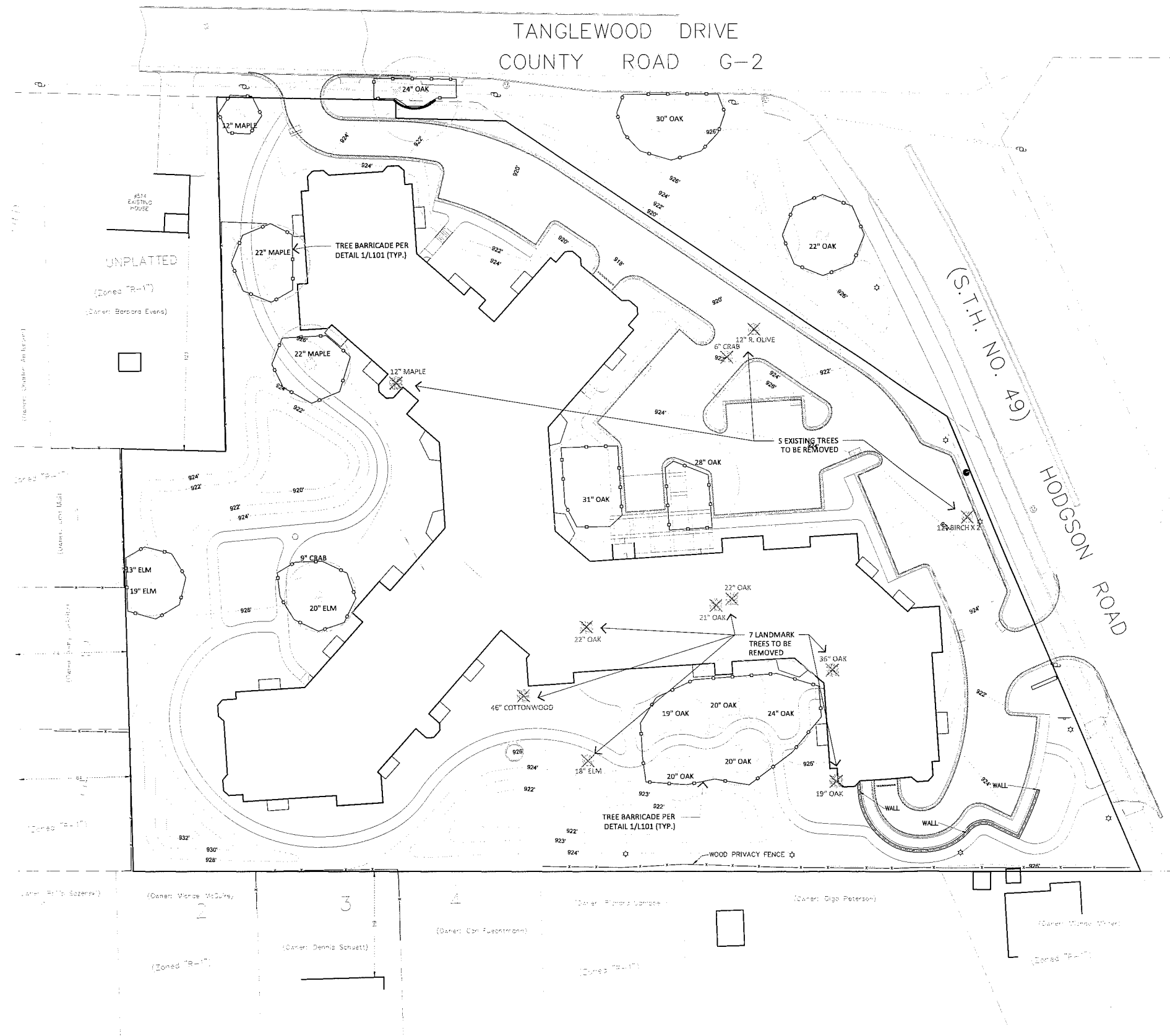
Solution Blue Inc.
318 Cedar Street
Minnetonka, MN 55345
(952) 294-0338
solutionblue.com

DESIGNED BY: JSSH
DRAWN BY: RAT
CHECKED BY: MJH
DATE: 11/14/13
PROJECT: APPLEWOOD POINTE OF SHOREVIEW
SHOREVIEW, MN
FOR UNITED PROPERTIES RESIDENTIAL, LLC

130901

4 of 4 sheets

C4



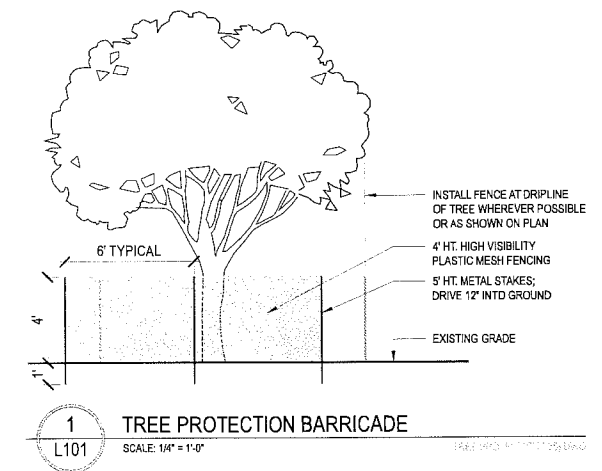
TREE CALCULATIONS

EXISTING TREES (>4" DBH) TO BE REMOVED = 5
REPLACEMENT TREES @ 1:1 = 5 REPLACEMENTS

LANDMARK TREES (>15" DBH) TO BE REMOVED = 7
REPLACEMENT TREES @ 6:1 = 42 REPLACEMENTS

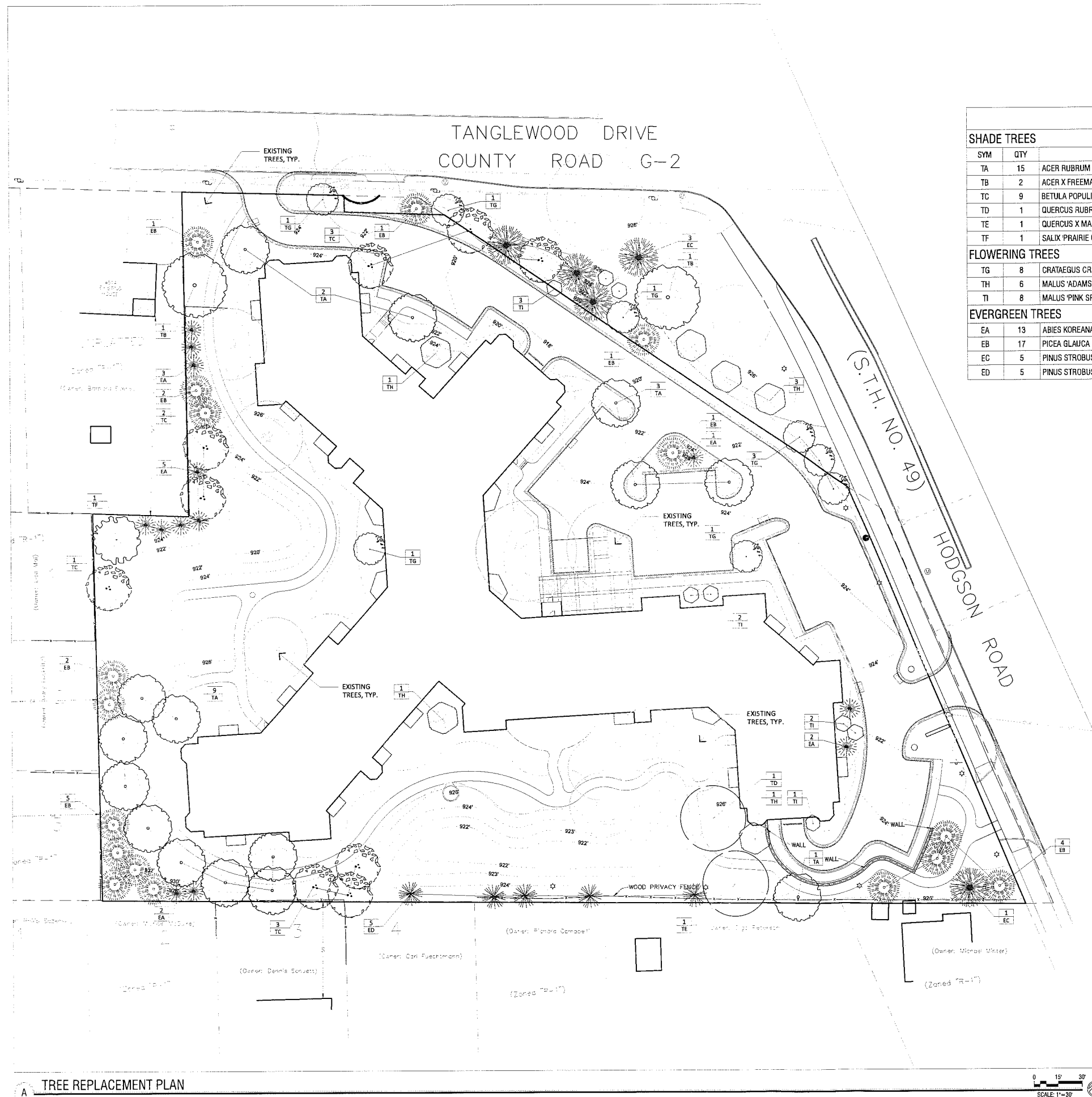
TOTAL REPLACEMENTS REQUIRED = 47 TREES @ MIN. 2-1/2" CALIPER

1. TREE PROTECTION BARRICADE
SCALE: 1/4" = 1'-0"



TREE PROTECTION NOTES:

- ALL EXISTING TREES TO REMAIN SHALL BE BARRICADED AS PER THE DETAIL AND IN LOCATIONS INDICATED ON THE PLAN.
- BARRICADES SHALL BE ERECTED PRIOR TO COMMENCEMENT OF ANY SITE WORK AND SHALL REMAIN INTACT FOR THE ENTIRE DURATION OF THE WORK.
- IF PROPOSED WORK IS TO BE INSTALLED WITHIN A TREE PROTECTION BARRICADE, THE BARRICADE MAY BE REPOSITIONED ONLY IMMEDIATELY PRIOR TO COMMENCEMENT OF THAT SPECIFIC WORK. FOLLOWING COMPLETION OF THE PROPOSED WORK, BARRICADES MUST BE REINSTALLED TO PROVIDE MAXIMUM PROTECTION TO THE ROOT ZONE AREAS.
- CORRECTIONS TO REPAIR A FAILED BARRIER OR ANY PORTION THEREOF MUST BE COMPLETED IMMEDIATELY UPON DISCOVERY TO PREVENT THE POSSIBILITY OF ANY POTENTIAL ROOT ZONE COMPACTION.



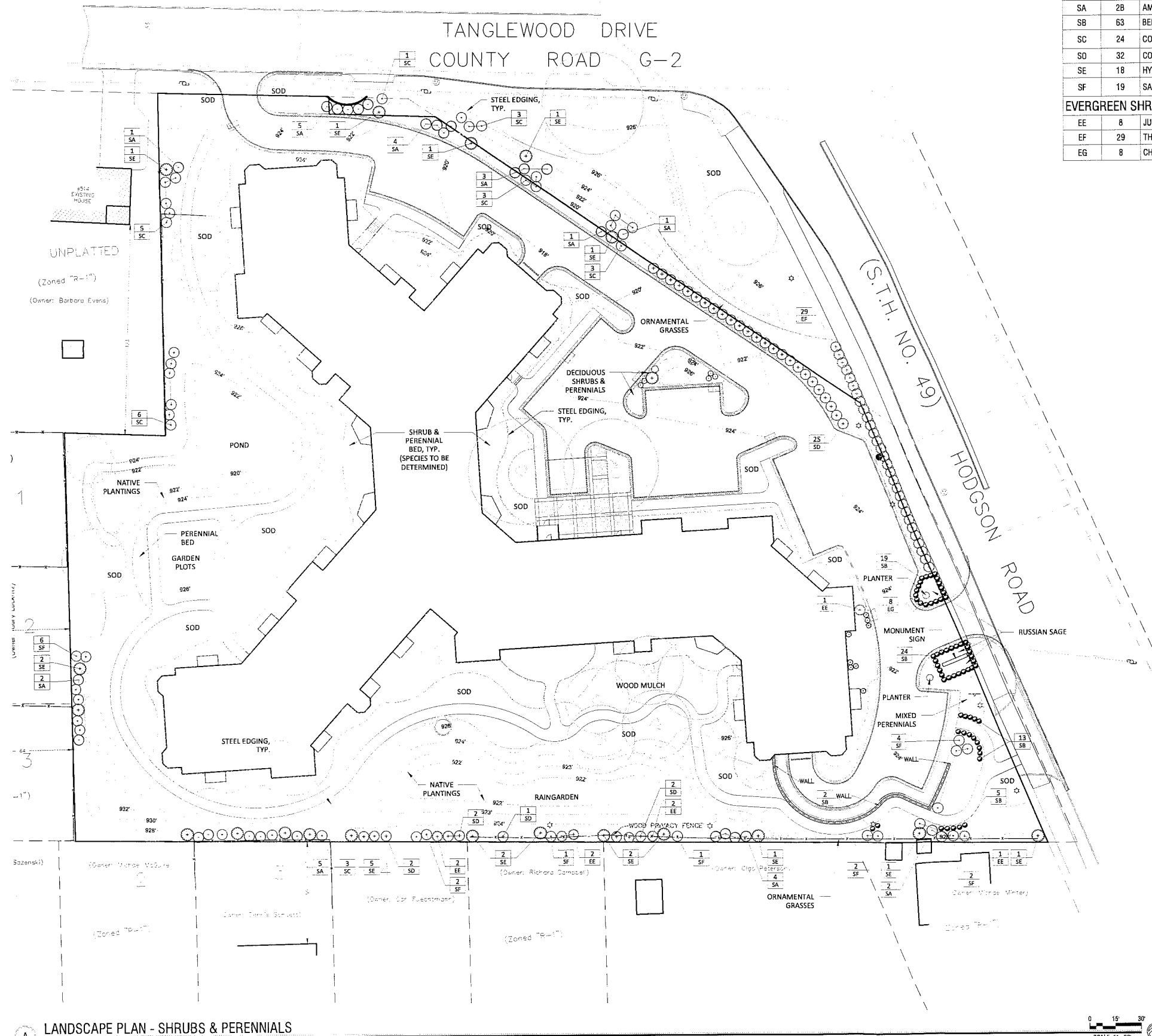
TREE SPECIES LIST						
SHADE TREES						
SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	NOTES
TA	15	ACER RUBRUM 'NORTHWOOD'	NORTHWOOD MAPLE	2-1/2" CAL.	B&B	SINGLE LEADER
TB	2	ACER X FREEMANII 'SIENNA'	SIENNA GLEN MAPLE	2-1/2" CAL.	B&B	SINGLE LEADER
TC	9	BETULA POPULIFOLIA 'WHITESPIRE'	WHITESPIRE BIRCH	2-1/2" CAL.	B&B	CLUMP FORM
TD	1	QUERCUS RUBRA	RED OAK	2-1/2" CAL.	B&B	SINGLE LEADER
TE	1	QUERCUS X MACDANIELLI 'CLEMONS'	HERITAGE OAK	2-1/2" CAL.	B&B	SINGLE LEADER
TF	1	SALIX 'PRAIRIE CASCADE'	PRAIRIE CASCADE WILLOW	2-1/2" CAL.	B&B	SINGLE LEADER
FLOWERING TREES						
TG	8	CRATAEGUS CRUS-GALLI VAR. INERMIS	THORNLESS COCKSPUR HAWTHORN	2-1/2" CAL.	B&B	SINGLE LEADER
TH	6	MALUS 'ADAMS'	ADAMS CRABAPPLE	2-1/2" CAL.	B&B	SINGLE LEADER
TI	8	MALUS 'PINK SPIRES'	PINK SPIRES CRABAPPLE	2-1/2" CAL.	B&B	SINGLE LEADER
EVERGREEN TREES						
EA	13	ABIES KOREANA	KOREAN FIR	6' HT.	B&B	FULL FORM TO GRADE
EB	17	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	6' HT.	B&B	FULL FORM TO GRADE
EC	5	PINUS STROBUS	WHITE PINE	6' HT.	B&B	FULL FORM TO GRADE
ED	5	PINUS STROBUS FASTIGIATA	COLUMNAR WHITE PINE	#25	CONT.	FULL FORM TO GRADE

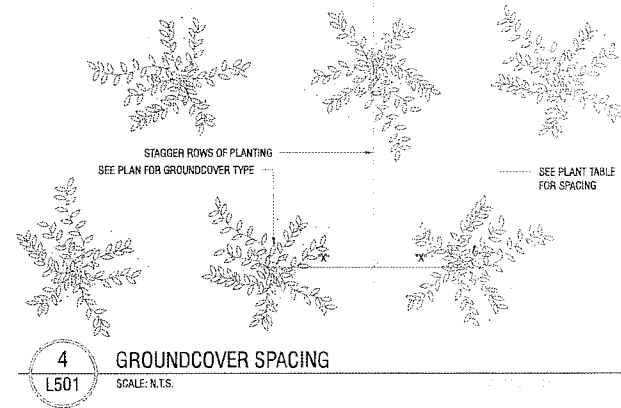
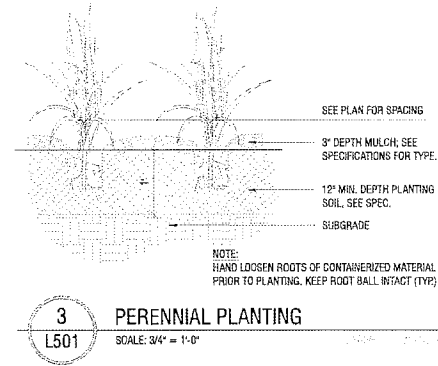
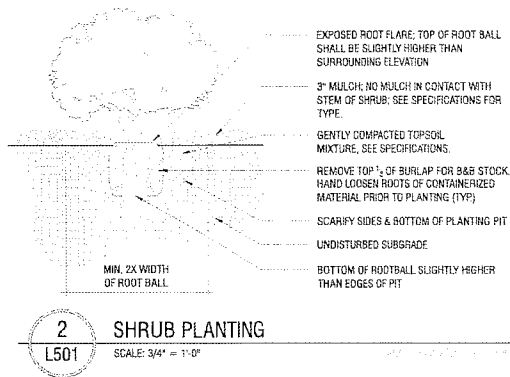
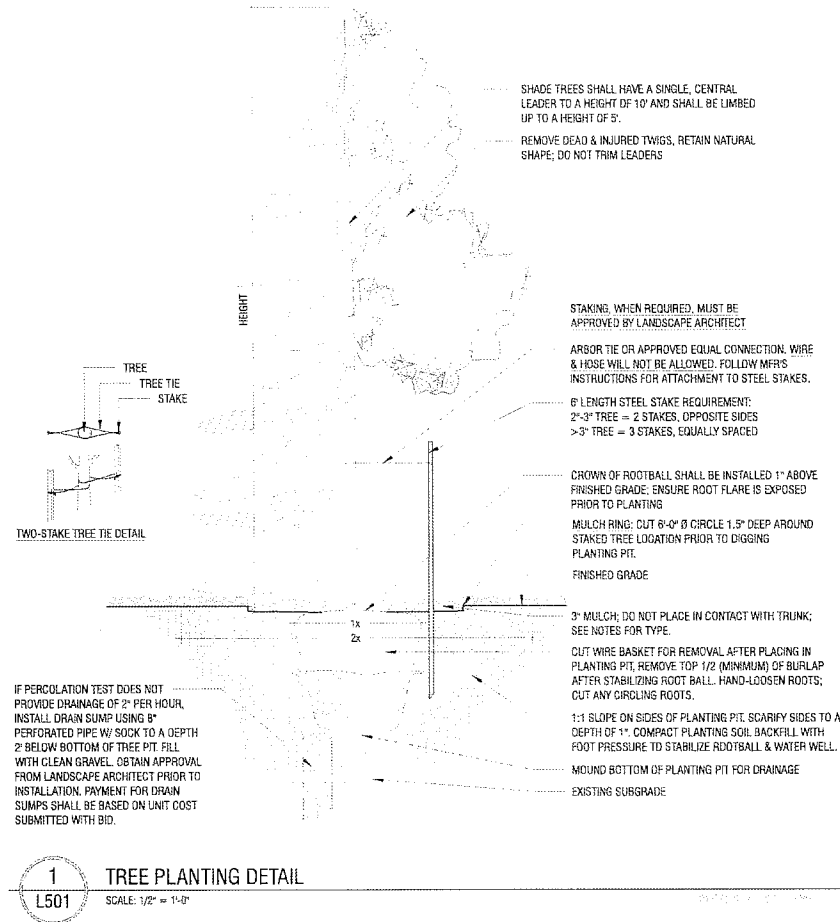
TREE CALCULATIONS

TOTAL REPLACEMENTS REQUIRED = 47 TREES (SEE L101)
(SHADE TREES MUST BE MIN. 2-1/2" CALIPER, EVERGREEN TREES MUST BE MIN. 6' HT.)

1 SHADE TREE PER 10 PARKING STALL REQUIREMENT:
46 SURFACE PARKING STALLS / 10 = 4.6 = 5 SHADE TREES (INCLUDED WITHIN 41 REPLACEMENT TREES REQUIRED)

TOTAL TREES PROPOSED THAT MEET REPLACEMENT SPECIFICATIONS = 86





LEO ARCHITECTURE, INC.
11525 350 Ave. N
Plymouth, MN 55441
TEL: 763-885-8200 FAX: 763-885-8207
WWW.LEOARCH.COM

I hereby certify that the design and preparation of the drawings herein were prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer in the State of Minnesota.
Name: Troy Winkler
Title: Engineer
License #: 0000000000

LEO ARCHITECTURE, INC.
11525 350 Ave. N
Plymouth, MN 55441
TEL: 763-885-8200 FAX: 763-885-8207
WWW.LEOARCH.COM

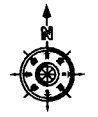
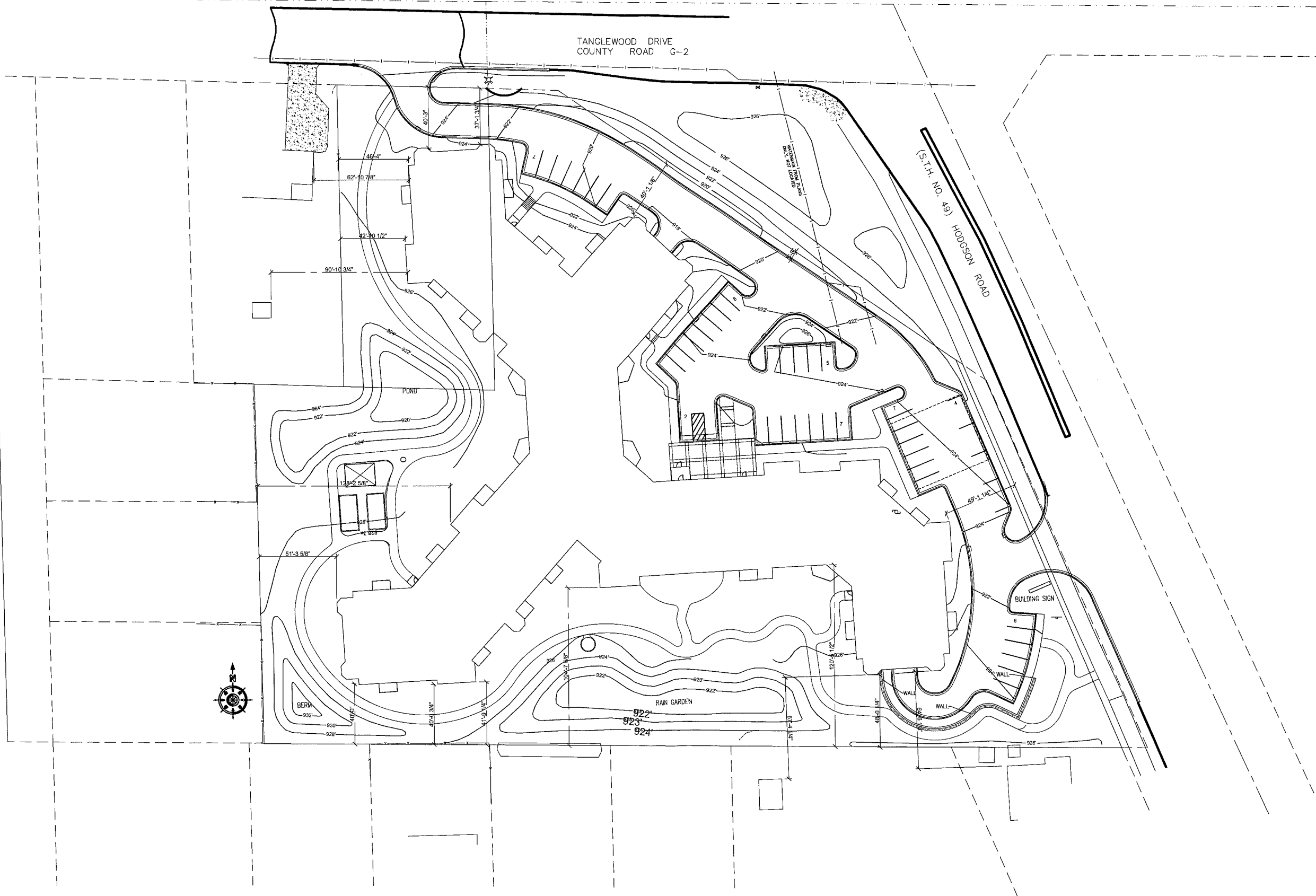
REVISIONS
DATE
BY
11/12/2013
TLW
11/12/2013
TLW

PROJECT
APPLEWOOD POINTE OF SHOREVIEW
SHOREVIEW, MN
FOR UNITED PROPERTIES RESIDENTIAL, LLC

CONTENTS
LANDSCAPE DETAILS

JOB NO.
LEO 13-020

4
of 4 sheets
L501



of sheets

1.0

contents

SITE PLAN
SCALE: 1"=30'-0"

project

APPLEWOOD POINTE OF SHOREVIEW
SHOREVIEW, MN
FOR UNITED PROPERTIES RESIDENTIAL, LLC

date

11-04-13

revisions

1	11-04-13	RFJ
2		RFJ

I hereby certify that this plan, specification, or contract was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of MINNESOTA.

DATE

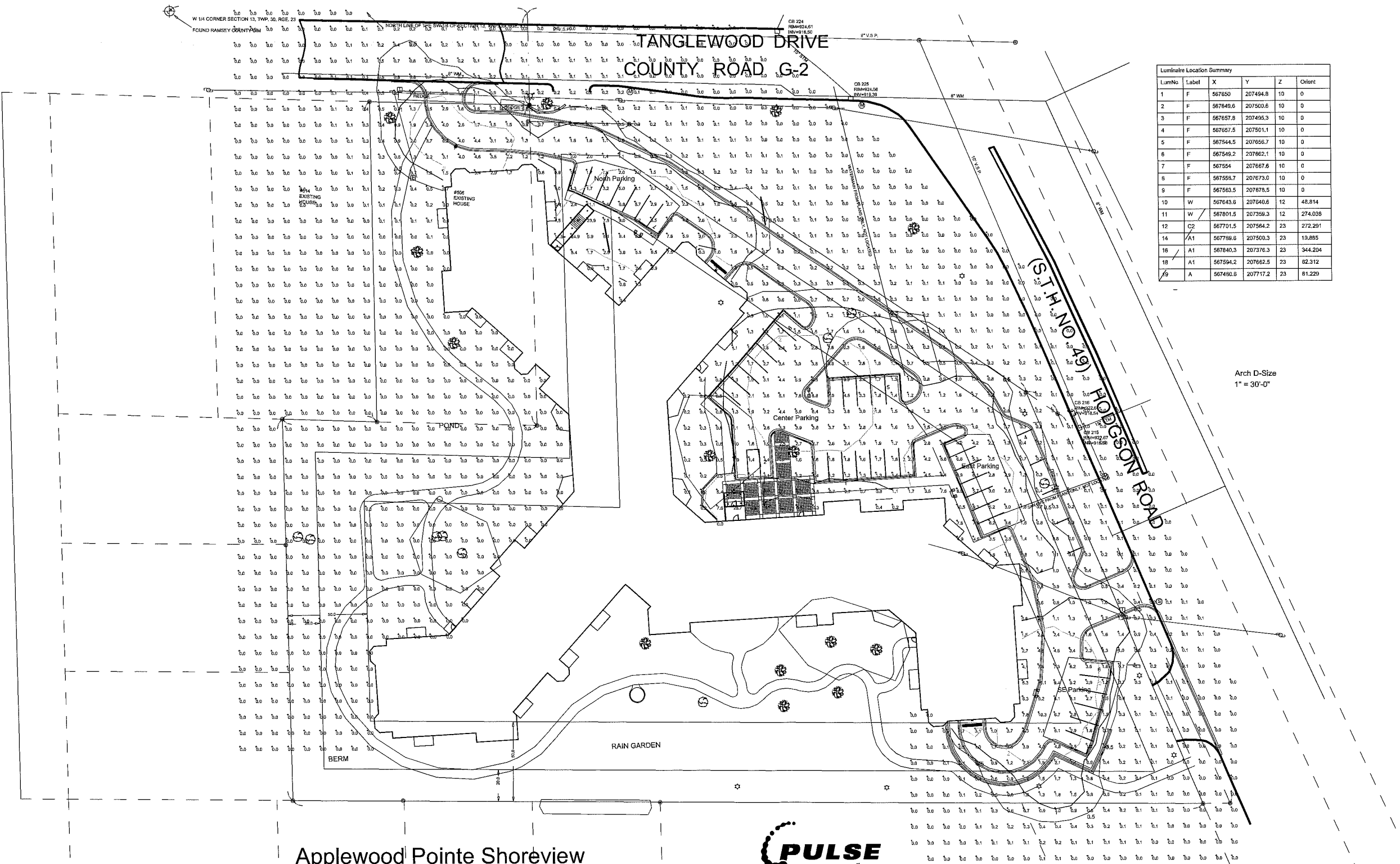
11-04-13

Reg. No.

10388

JSSH ARCHITECTS, inc.

14625 Highway 7
Shoreview, MN 55124
ph. 952-935-0337 fax. 952-935-0878



Luminaire Location Summary					
LumNo	Label	X	Y	Z	Orient
1	F	567650	207494.8	10	0
2	F	567649.6	207500.6	10	0
3	F	567657.8	207495.3	10	0
4	F	567657.5	207501.1	10	0
5	F	567544.5	207556.7	10	0
6	F	567549.2	207662.1	10	0
7	F	567554	207667.6	10	0
8	F	567558.7	207673.0	10	0
9	F	567563.5	207678.5	10	0
10	W	567643.6	207640.6	12	48.814
11	W	567801.5	207359.3	12	274.038
12	C2	567701.5	207564.2	23	272.291
14	A1	567798.6	207500.3	23	19.895
16	A1	567840.3	207376.3	23	344.294
18	A1	567594.2	207662.5	23	62.312
19	A	567490.6	207717.2	23	61.229

Arch D-Size
1" = 30'-0"

Applewood Pointe Shoreview

Luminaire Schedule					
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF
	1	A	SINGLE	30000	0.750
	3	A1	TWIN	30000	0.750
	1	C2	BACK-BACK	30000	0.750
	9	F	SINGLE	N.A.	0.900
	2	W	SINGLE	N.A.	0.900

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Illuminance	Fc	0.78	28.7	0.0	N.A.	N.A.
Center Parking	Illuminance	Fc	2.67	6.8	0.8	3.34	11.00
East Parking	Illuminance	Fc	4.59	9.9	1.6	2.87	6.19
North Parking	Illuminance	Fc	3.88	8.7	1.3	2.98	6.69
SE Parking	Illuminance	Fc	3.28	6.7	1.5	2.19	4.47



6130 Blue Circle Dr. Minneapolis, MN 55343
Ph 952-217-2400 Fax 952-930-1852
www.pulseproducts.com
Contact: Ross Fredenburg
Date: Oct. 29, 2013



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14525 Highway 7
Minnetonka, MN 55345
ph. 952-930-6387 fax. 952-935-0678

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Date: Reg. No. 10368

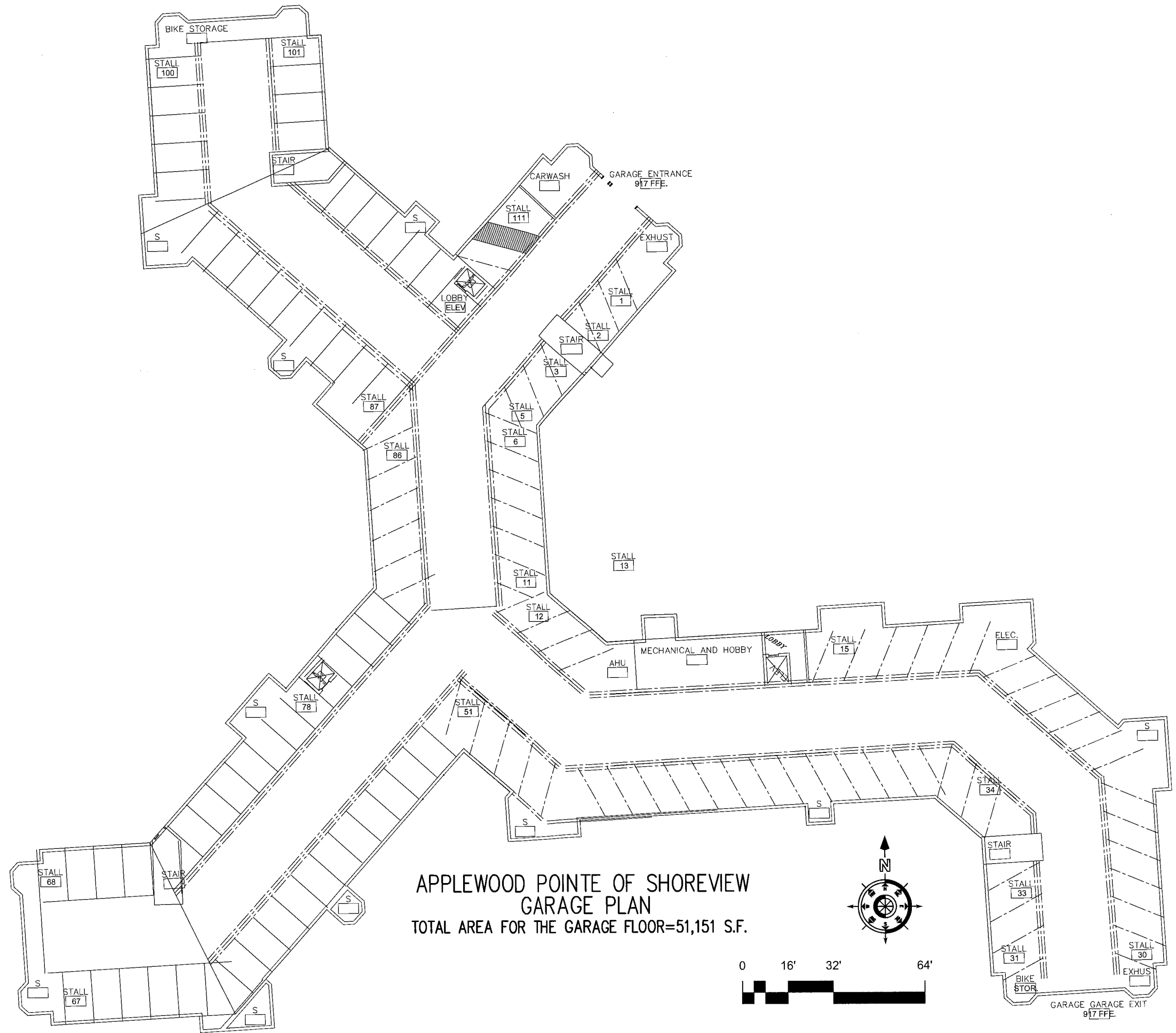
revisions
date 11-04-13
drawn PA
checked RFL

project
APPLEWOOD POINTE OF SHOREVIEW
SHOREVIEW, MN
FOR UNITED PROPERTIES RESIDENTIAL, LLC

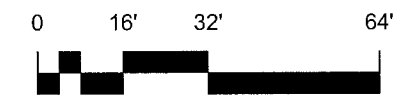
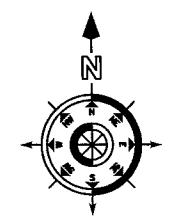
PHOTOMETRIC PLAN
SCALE: 1"=30'-0"

job no.

of sheets



APPLEWOOD POINTE OF SHOREVIEW
GARAGE PLAN
TOTAL AREA FOR THE GARAGE FLOOR=51,151 S.F.



JSSH

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14525 highway 7 suite 375
minnetonka, mn. 55345
ph. 952-835-0337 fax. 952-935-0878

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Date: _____ Reg. No. 10368

project: APPLEWOOD POINTE OF SHOREVIEW
SHOREVIEW, MN
FOR UNITED PROPERTIES RESIDENTIAL, LLC

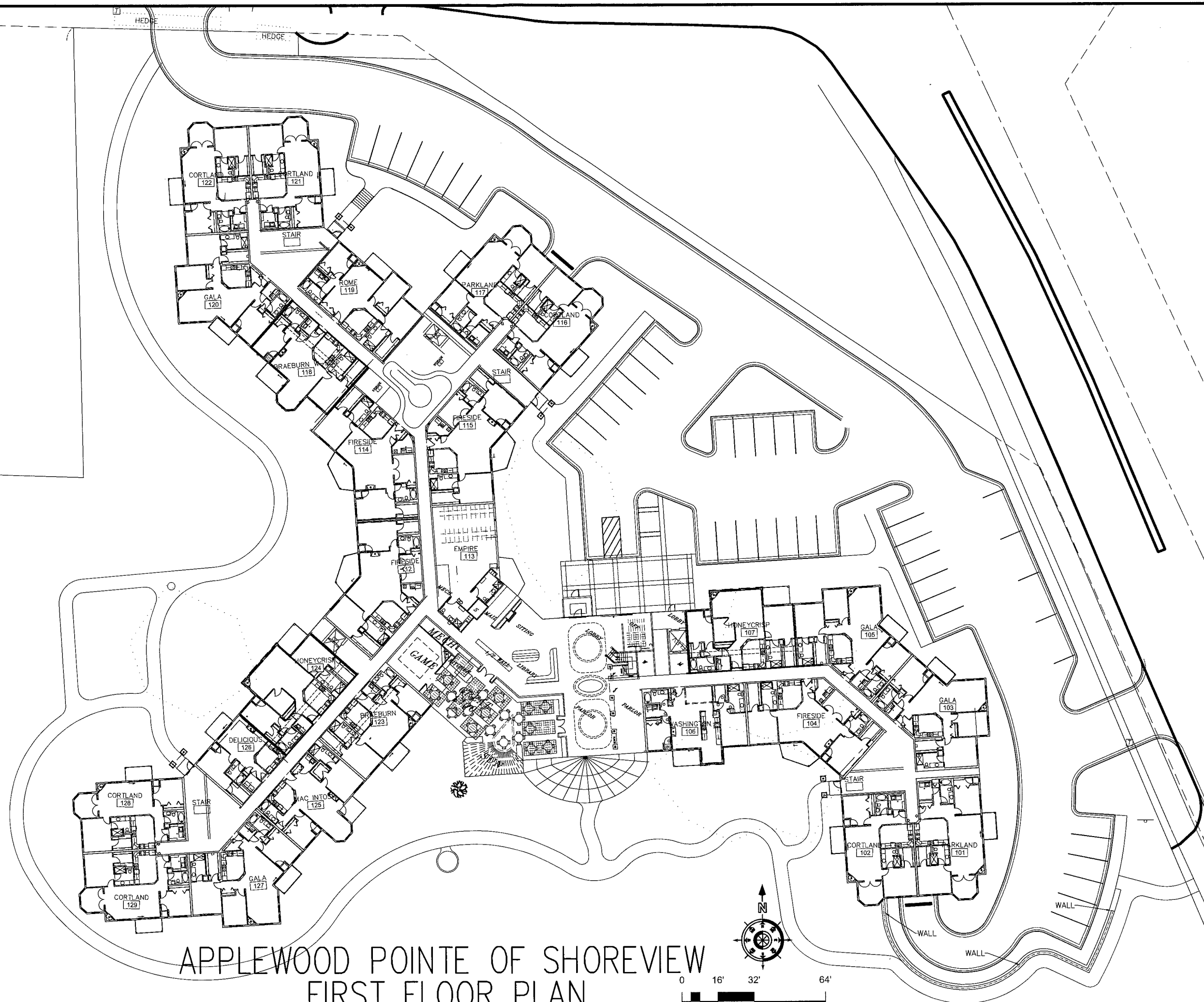
date: 11-04-13
drawn: FA
checked: RFJ

contents: GARAGE
SCALE: 1/4"=30'-0"

job no. _____

of _____ sheets


2.0



APPLEWOOD POINTE OF SHOREVIEW
FIRST FLOOR PLAN

TOTAL AREA FOR THE FIRST FLOOR=51,151 S.F.

24 UNIT



JSSH ARCHITECTS, Inc.
14525 Highway 7, Suite 375
Minnetonka, MN 55345
ph. 952-935-0337 fax. 952-935-0878

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Date: _____ Reg. No. 10388

project
APPLEWOOD POINTE OF SHOREVIEW
SHOREVIEW, MN
FOR UNITED PROPERTIES RESIDENTIAL, LLC

date
11-04-13

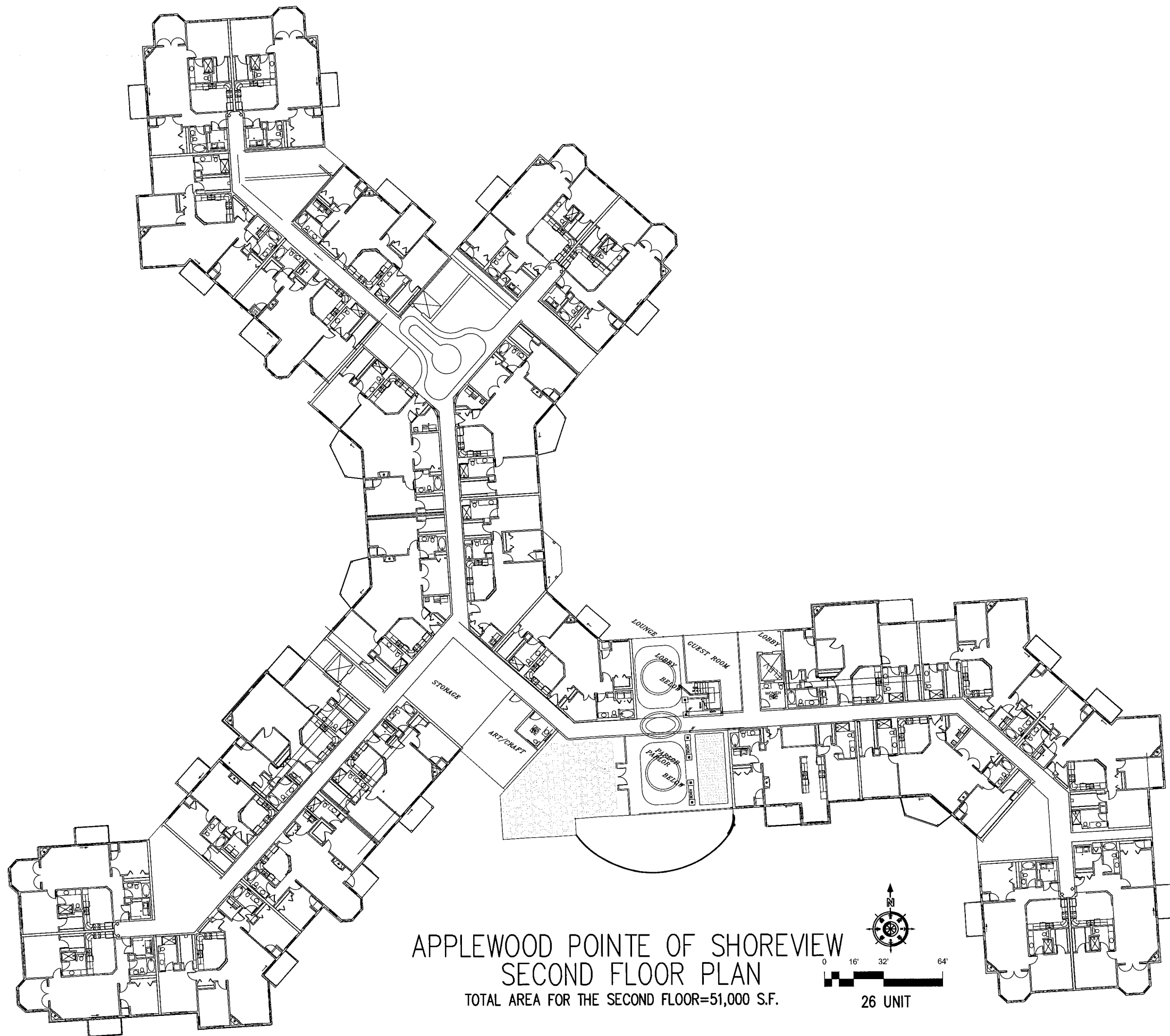
drawn
FA

checked
RJ

pages
FIRST FLOOR PLAN
SCALE: 1"=16'-0"

job no.

of sheets
2.1



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Date: _____ Reg. No. 10368

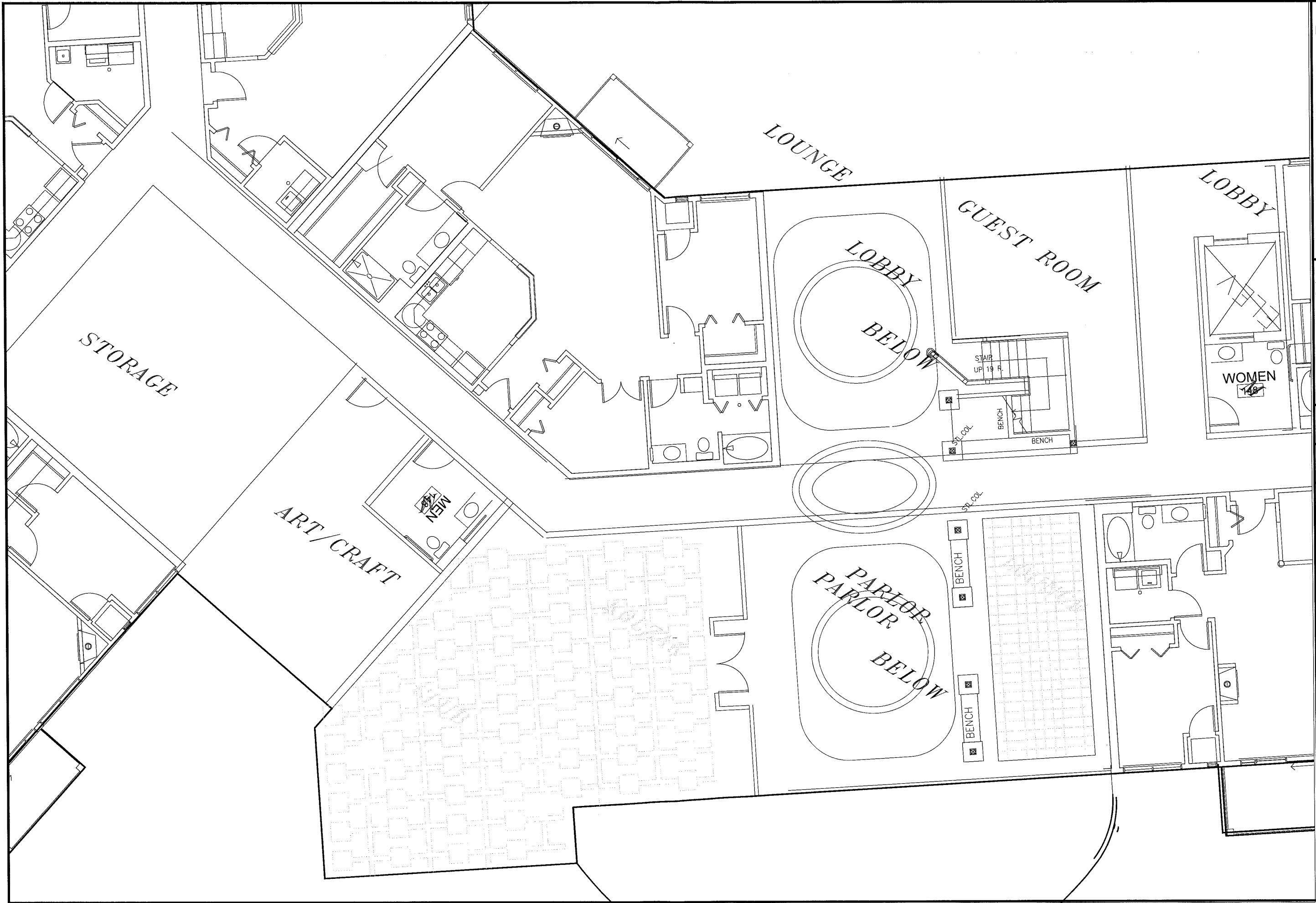
revisions
date 11-04-13
drawn FA
checked RFJ

project
APPLEWOOD POINTE OF SHOREVIEW
SHOREVIEW, MN
FOR UNITED PROPERTIES RESIDENTIAL, LLC

contents
SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

job no.
of sheets
2.2

JSSH ARCHITECTS, Inc.
14525 Highway 7
Suite 375
Minnetonka, MN 55345
ph. 952-950-0337 fax. 952-935-0878





EXTERIOR ELEVATION NO.1



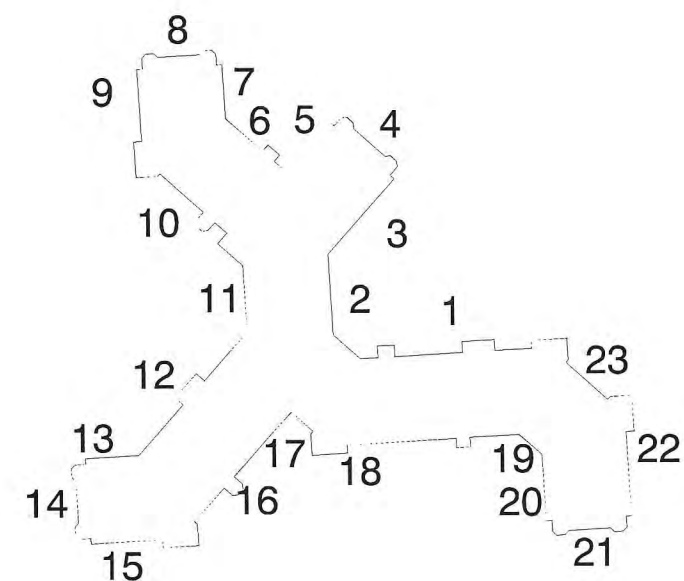
EXTERIOR ELEVATION NO.2



EXTERIOR ELEVATION NO.3



EXTERIOR ELEVATION NO.4



JSSH ARCHITECTS, INC.
14625 Highway 375
Suite 375
Minnetonka, MN 55345
ph. 952-835-6337 fax. 952-835-0878

I hereby certify that this plan, specification, or contract was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of MINNESOTA.
Date: 08-07-13 Reg. No. 10368

revisions	date	by	checked
	11-04-13	FA	RFJ

project
APPLEWOOD POINTE OF SHOREVIEW
SHOREVIEW MN.
FOR UNITED PROPERTIES RESIDENTIAL, LLC

contents
EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"

job no.
12-34

of sheets

4.1



EXTERIOR ELEVATION NO 5



EXTERIOR ELEVATION NO.6



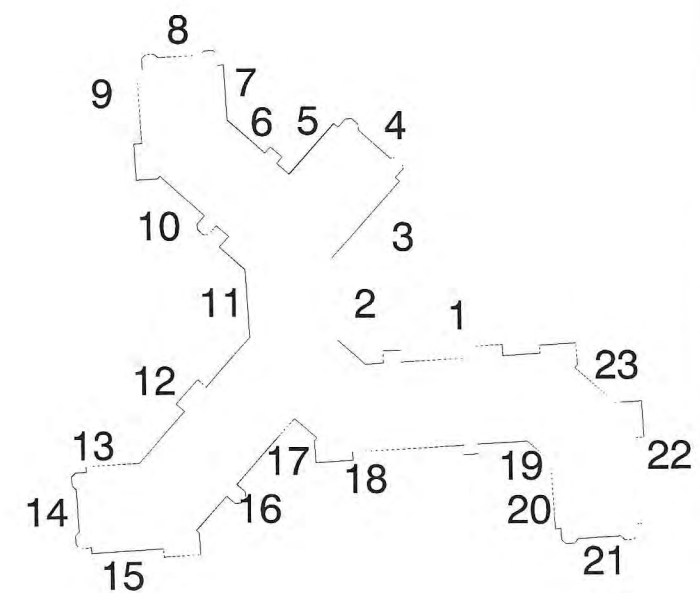
EXTERIOR ELEVATION NO.7



EXTERIOR ELEVATION NO.8



EXTERIOR ELEVATION NO.9



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of MINNESOTA.
Date: 08-19-13 Reg. No. 10366

date 11-04-13
drawn FA
checked RFJ

project APPLEWOOD POINTE OF SHOREVIEW
SHOREVIEW, MN.
FOR UNITED PROPERTIES RESIDENTIAL, LLC

contents
EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"

job no. 11-30

of 30 sheets
4.2

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EXTERIOR ELEVATION NO.10



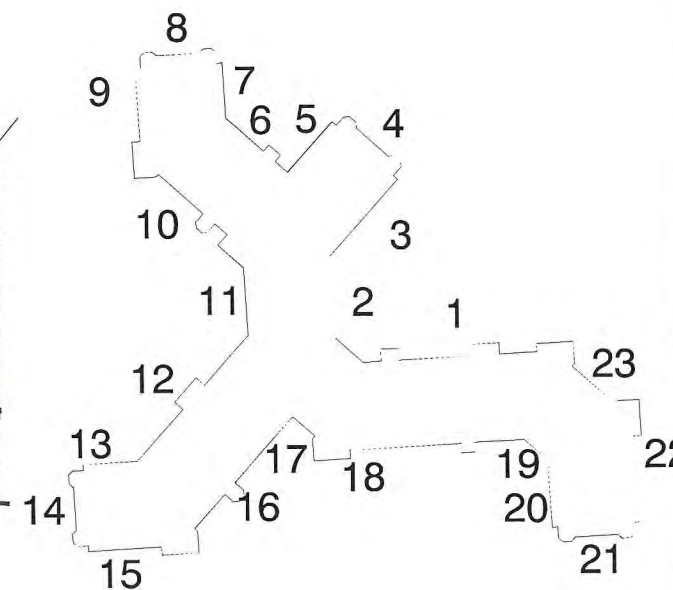
EXTERIOR ELEVATION NO.11



EXTERIOR ELEVATION NO.12



EXTERIOR ELEVATION NO.13



I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed professional engineer for the State of MINNESOTA.
Date: 06-19-13 Reg. No. 10368

revisions
date 11-04-13
drawn FA
checked RFJ

project
APPLEWOOD POINTE OF SHOREVIEW
SHOREVIEW, MN.
FOR UNITED PROPERTIES RESIDENTIAL, LLC

contents
EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"
job no. 12-34

of sheets
4.3

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ph. 952-935-6337 fax. 952-935-0878



EXTERIOR ELEVATION NO.14



EXTERIOR ELEVATION NO.15



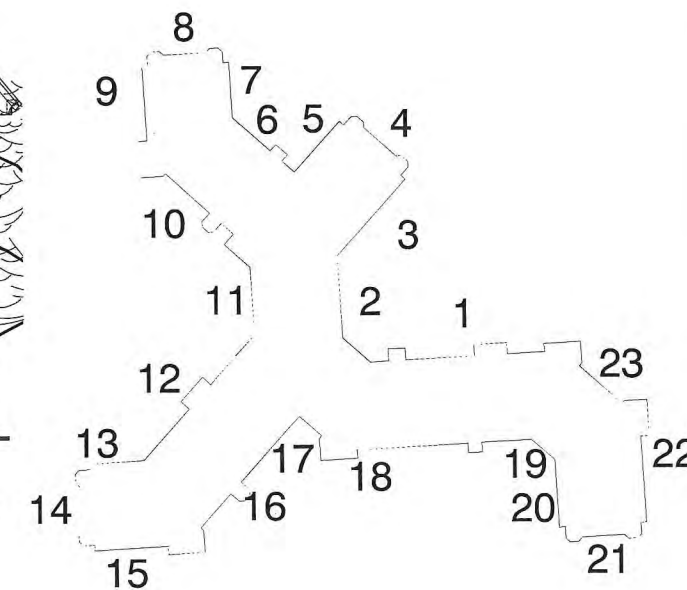
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EXTERIOR ELEVATION NO.17



EXTERIOR ELEVATION NO.18





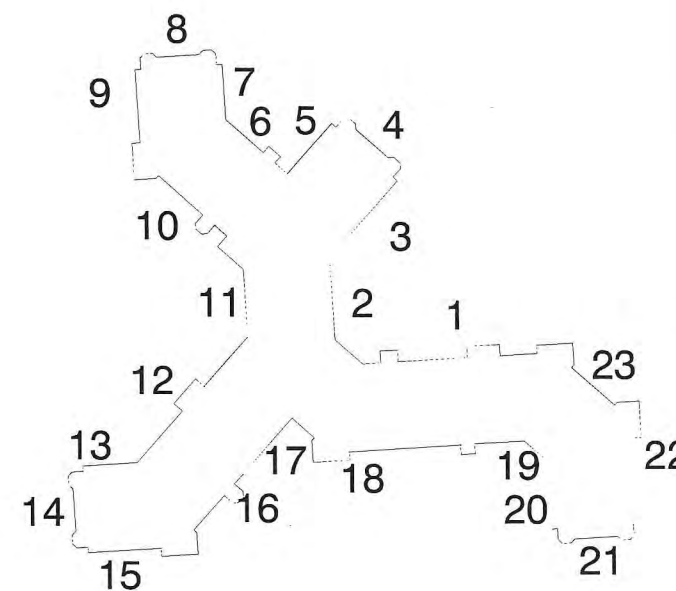
EXTERIOR ELEVATION NO.19



EXTERIOR ELEVATION NO.20



EXTERIOR ELEVATION NO.21



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ISSH ARCHITECTS, INC.
14525 Highway 7, Suite 375
Minnetonka, MN 55345
ph. 952-836-6337 fax. 952-935-0878

MINNESOTA
Date: 06-19-13 Reg. No. 10368

date	11-04-13
	by
revision	1
	2

project

APPLEWOOD POINTE OF SHOREVIEW
SHOREVIEW, MN.
FOR UNITED PROPERTIES RESIDENTIAL, LLC

contents

EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"

job no.

12-34

of sheets

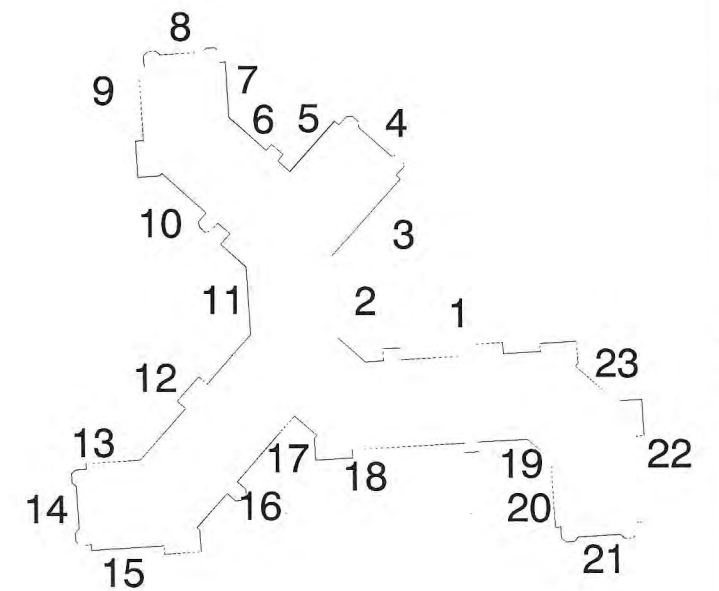
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EXTERIOR ELEVATION NO.22



EXTERIOR ELEVATION NO.23



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Date: 06-19-13 Reg. No. 10368

revisions
date 11-04-13
drawn PA
checked RFJ

project
APPLEWOOD POINTE OF SHOREVIEW
SHOREVIEW, MN.
FOR UNITED PROPERTIES RESIDENTIAL, LLC

contents
EXTERIOR ELEVATIONS
SCALE: 1/8"=1'-0"

job no.
12-34

of sheets

4.6

JSSH ARCHITECTS, inc.
14525 highway 7 suite 375
minnetonka, mn. 55345
ph. 952-935-6337 fax. 952-935-0878



11/21/2013

RE: United Properties 4785 Hodgson Rd & 506 Tanglewood Drive.

We are concerned about the massive height and how obtrusive this will be in comparison to any other nearby structures. It is not a good fit for the neighborhood.

In the current plan some of the wings, but not all drop down to two stories. If development is allowed the entire building or at least all of the wings should taper down to two stories. Any spaces above garage doors should be limited to two stories, as they essentially will be 4 stories tall from the ground elevation.

In nearby developments the ground level has been built up to establish a new measuring point. It appears that the parking lots will maintain existing levels, suggesting then that the building will be over 50 feet up from current elevations.

Plans mailed out by United Properties lack some of the elevations. Specifically 1-4, 22, & 23. These details are important to residents on the east side of Hodgson .

It is clear that United Properties does not welcome the opinions of affected neighbors. This is apparent in their lack of notice and submitted applications with the city of Shoreview. Each time they have had a "neighborhood" meeting the notice has been received in the mail within 1-2 days of the meeting. Most people cannot drop what they are doing, but could plan to attend if more notice were given.

The people have clearly spoken..... And are not in favor of this development!! As a city planning member, or city council member, please keep in mind that you are elected officials and should have your resident's best interests in mind.

Pete and Lesley Hitchcock

448 Tanglewood Drive

MOTION

MOVED BY COMMISSION MEMBER: _____

SECONDED BY COMMISSION MEMBER: _____

To recommend the City Council approve the following requests submitted by United Properties Residential, LLC for the redevelopment of 4785 Hodgson Road and 506 Tanglewood Drive with a senior residential cooperative building that has 77 dwelling units. Said recommendation for approval is subject to the following conditions.

Comprehensive Guide Plan Amendment

1. The amendment changes the land use designation from RL, Low Density Residential and O, Office to SR, Senior Residential.
2. Review and approval of the amendment by the Metropolitan Council.
3. The amendment will not be effective until the City grants approval of the Final Plat and PUD - Final Stage requests.

Rezoning

1. This approval rezones the property from O, Office and R1, Detached Residential, to PUD, Planned Unit Development.
2. Rezoning is not effective until approvals are received for the Final Plat, PUD - Final Stage and development agreements executed.

Preliminary Plat

1. A public use dedication fee shall be submitted as required by ordinance prior to release of the final plat by the City.
2. The Final Plat shall include drainage and utility easements along all property lines. Drainage and utility easements along the roadways shall be 10 feet wide and 5 feet wide along the side and rear lot lines. Other drainage and utility easements shall be provided over the proposed ponding areas, infiltration basins and as required by the Public Works Director.
3. The Final Plat shall be submitted to the City for approval with the Final Stage PUD application.

Planned Unit Development – Development Stage

1. This approval permits the redevelopment of these parcels with senior residential cooperative building that provides 77 dwelling units.
2. The items identified in the memo from the City Engineer must be addressed prior to the City's review of the Final Stage PUD plans and Final Plat.
3. The luminary plan shall be revised to identify lighting levels compliant with the City Code and exterior light fixture details shall be submitted with the Final Stage PUD and Final Plat submittal.
4. Approval of the final grading, drainage, utility, and erosion control plans by the Public Works Director, prior to submittal to the City of applications for Final Plat and PUD – Final Stage.

5. The proposed senior housing structure shall be of a 2 and 3 story design as depicted on the plans submitted with this application and dated November 4, 2013. The southwest and northwest corners of the building shall not exceed 2 stories as shown in the plan submittal. These sections of the building step-up to 3 stories towards the interior of the structure. The structure shall not exceed the heights as identified in this report and on the submitted plans.
6. The applicant shall create a Home Owners' Association for the project. The applicant or any subsequent property owner shall be a party to the Association required as part of this plat. The Home Owners' Association documents (articles of incorporation, bylaws, rules and regulations, replacement reserve study and covenants) shall be reviewed and approved by the City Attorney prior to recording and shall include the following:
 - a. The Home Owners' Association shall maintain landscaping/screening and maintenance shall be consistent with the approved landscaping plan.
 - b. Membership in the Home Owners' Association must be mandatory for each property owner and any successive buyer of all units. The dues for such membership must be established to adequately meet the expenses of maintenance and fulfillment of all responsibilities of the Association as set forth in this agreement.
7. The landscape/tree-replanting plan shall be provided in accordance with the City's Tree Protection Ordinance. Trees on the property, which are to remain, shall be protected with construction fencing placed at the tree driplines prior to grading and excavating. Said plan shall be submitted for review and approval by the City Planner prior to submittal of the final plat application.
8. The Final Plat shall include drainage and utility easements along all property lines. Drainage and utility easements along the roadways shall be 10 feet wide and 5 feet wide along the side and rear lot lines. Other drainage and utility easements shall be provided over the proposed ponding areas, infiltration basins and as required by the Public Works Director.
9. The developer shall secure a permit from the Ramsey Washington Metro Watershed District prior to commencing any grading on the property.
10. The applicant is required to enter into a Site Development Agreement and Erosion Control Agreement with the City. Said agreements shall be executed prior to the issuance of any permits for this project. The Development Agreement shall address:
 - a. Construction management and nuisances that may occur during the construction process.
 - b. Removal of the existing structures and supporting infrastructure.
 - c. Landscape maintenance
11. This approval shall expire after two months if the Planned Unit Development - Final Stage application has not been submitted for City review and approval, as per Section 203.060 (C)(6).

This approval is based on the following findings:

1. The proposed redevelopment plan supports the policies stated in the Comprehensive Plan related to land use, housing and redevelopment.
2. The proposed redevelopment plan carries out the recommendations as set forth in the Housing Action Plan
3. The proposed redevelopment plan will not adversely impact the planned land use of the surrounding property.
4. The proposed deviations permit this site to be redeveloped with a use that expands life-cycle and affordable housing, including housing choice in the city.

VOTE:

AYES:

NAYS:

Regular Planning Commission Meeting
December 3, 2013

T:\2013 Planning Case Files\2507-13-34 4785 Hodgson Road-506 Tanglewood-United Properties

TO: Planning Commission

FROM: Rob Warwick, Senior Planner

DATE: November 27, 2013

RE: File No. 2506-13-33, Carol Osterbauer/Zawadski Homes, 244 Grand (and adjacent vacant land), Planned Unit Development – Concept Stage

Introduction and Background

Zawadski Homes, submitted a Planned Unit Development – Concept Stage application for the development of the property at 244 Grand Ave., 244 North Owasso Boulevard, and adjacent vacant land. The property is currently developed with a single-family dwelling at 244 Grand Ave., and is approximately 2.75 acres in area.

The property was acquired by Mrs. Osterbauer's father, John Haggemiller, in about 1935, and has remained in family ownership since that time. Zawadski Homes has entered into a purchase agreement with the property owner and is proposing to subdivide the property into 10 lots for construction of detached single-family homes.

Site Characteristics

The property was platted in 1890, as part of the plat of Owasso. Platted lots in Owasso typically were 40-feet by 130-feet, and intended for use as sites for seasonal cabins. The plat dedicated public streets and alleys, with 60-foot and 20-foot right-of-way widths, respectively. Most of the platted streets and alleys remain in public ownership, although most have not been improved. A copy of the plat showing the status of public improvements, and an aerial photo are attached.

The property is bounded on the north by Grand Ave., which is improved from Soo St. to the house at 244 Grand Ave. This platted street extends west to the east shore of Lake Wabasso, but has no improved road surface, however, municipal water and sanitary sewer have been installed within the street right-of-way. North Owasso Boulevard is the south site boundary, and this street is improved throughout its length, including municipal utilities. An unimproved 20-foot wide alley is located between the two streets, and an unimproved portion of Centre Street also crosses the property north to south, and this short street segment is about 280 feet long extending from North Owasso Blvd. to the unimproved portion of Grand. Overhead utility wires and supporting poles are located in the unimproved portions of both Centre St. and Grand Ave.

The property is wooded with mature trees dominated by cottonwood and oaks. Several outbuildings are located on the vacant portions of the property.

Project Summary

The applicant proposes to re-plat the property with a total 10 lots for development with detached single family homes. There are four lots with frontage on North Owasso Boulevard and six lots with frontage on Grand Ave. Access to the lots on Grand Ave. is proposed with private shared driveways connecting the dwellings with the improved portions of Centre St. and Grand Ave. providing access to the public street system. A pedestrian trail is shown within the north-south segment of Centre St. that will provide a neighborhood connection to the City trail on the north side of North Owasso Blvd.

Planned Unit Development

Development of this site is being reviewed via the Planned Unit Development process due to the applicant's proposed use of private driveways. The Planned Unit Development (PUD) process is used to encourage or provide flexibility, creativity, and innovation in the planning and design of development to achieve a variety of objectives related to the Development Code and the City's land use and housing goals.

The PUD Concept Stage application is designed to address the appropriateness of a development proposal from the perspective of general land use compatibility and provides the applicant with an opportunity to submit a general plan showing the basic intent and nature of the development. This process incorporates public review; thereby allowing the applicant to receive comments regarding the proposed development from the City and nearby property owners. It also provides a forum in which specific development issues and potential concerns are called out for further information and analysis during the subsequent Planned Unit Development - Development Stage application review. No formal action is taken on the concept stage application by the City Council or Planning Commission.

Staff Review

The concept plan has been reviewed by staff in accordance with the PUD review criteria, general land use compatibility with the Comprehensive Plan, and the subdivision regulations specified in the Development Code. The review here discusses key issues associated with this concept plan.

Planned Unit Development Review Criteria

The proposed development needs to satisfy certain objectives in order to be approved through the PUD process. Proposals that do not comply with the minimum standards of the Development Code need to provide a benefit to the city by meeting certain objectives including but not limited to: housing, sustainable and high quality building design, and innovative stormwater management. These will be addressed with the Development Stage application, if deviations to the Code are proposed.

Comprehensive Plan Consistency

The Comprehensive Plan designates this property as RL, Low-density Residential (0-4 units per acre). The proposed use of the property with single-family detached housing is consistent with this designation.

General Land Use Compatibility

Compatibility is discussed in terms of the existing land use, and the planned land use that is designated in the City's Comprehensive Plan, as shown on an attached excerpt from Map 4-3, Planned Land Use. Area land uses are dominated by detached single-family uses, although a variety of different land uses have been established nearby. The Ramsey County Home is located about 200 feet east of the property on the south side of North Owasso Boulevard, and is designated with an Institutional planned land use. There is a railway line about 500 feet to the east, across Soo Street, with a designation of Railroad.

West of the development site is the Ramsey County park, including picnic facilities and boat launch ramps for both Lake Owasso and Lake Wabasso. The park is designated with a planned land use of Park.

The property is currently zoned R1, where detached single-family uses are a permitted use. An excerpt of the Zoning Map is attached. The surrounding uses are also zoned R1, Detached Residential, except the public works site is zoned UND – underdeveloped, and the commercial properties which are zoned C1 – Retail Service.. The proposed low density residential use is compatible with the zoning, existing, and planned land uses of nearby land.

Density

In areas where the planned land use is designated RL, Low Density Residential, density up to 4 units per acre is permitted. Using the current site area, 2.74 acres, the density proposed is 3.65 units per acre. This density includes the area of portions of right-of-way adjacent to the development that will be proposed for vacation (Centre St. and the alley, as shown on the plan). This density is consistent with the Comprehensive Plan.

Preliminary Plat

At this Concept Stage review, there is not a formal plat application submittal required n by the City. The concept plan does, however, identify how the property would be platted. Staff includes a discussion here to assist in the Concept Stage review.

In the R-1 Detached Residential Districts, new lots are required to have minimum width of 75-feet, minimum depth of 125-feet and a minimum area of 10,000 square feet. The 10 lots proposed comply with those dimensional requirements, provided that the City approves the

future application for the vacation of portions of the existing public streets and alleys adjacent to the subject property.

The subdivision standards require that new lots have frontage on dedicated public right-of-way, drainage and utility easements, underground utilities, payment of a public recreational use dedication fee, stormwater management infrastructure, and provision of municipal sewer and water to each resulting dwelling.

Access and Streets

All of the lots have the required frontage on public right-of-way. The Grand Ave. right-of-way does not have an improved road but municipal sewer and water have been installed. The North Owasso Blvd. right-of-way is improved with a street, trail and public utilities. Private driveway access for the proposed lots on Grand Avenue raises concerns regarding maintenance responsibilities, perceived ownership (public v. private) and public safety.

Submittal of this proposal was reviewed by the Public Works Director who indicated that the Capital Improvement Plan has a street improvement project identified for this neighborhood in 2019. This project would include an assessment of the City's needs regarding roadways, trails and stormwater management. In response to this proposed subdivision, the City is re-evaluating the timing of this public street improvement project and is looking at the implementation of part of these improvements in 2014. This improvement project will address concerns identified above and provide improved public street access to the proposed lots.

Public safety comments for the development are attached. The Fire Marshall included comments on access conditions for areas of the existing neighborhood where two access points are not currently provided. The attached comment calls out a requirement for the proposed private drives to connect with each other, and to allow access from both the existing improved Grand Ave. and Centre St. for all of the 6 lots proposed on Grand Ave. Similar access points do not exist for the existing alley that is an extension of Janice Street, where 6 existing houses have access over a dead end, 20 foot wide alley, or for the developed portion of Centre Street that terminates without a second access point or an adequate turnaround. A public street improvement project will address these concerns, and provide reliable access for the proposed development and for the existing neighborhood.

Stormwater Management

The property is located in the Ramsey Washington Metro Watershed District, and a RWMWD permit is required. The area currently is served with a drainage ditch along the north shoulder of No. Owasso Boulevard, and that ditch drains directly into Lake Owasso via a culvert under the street at the boat ramp/lake access point on the south side of the street. Within the existing neighborhood, there are no existing stormwater management improvements. A stormwater management plan will be required as part of any future applications and the plan will need to

comply with the watershed district requirements for stormwater quantity and quality control as well as best management practices. Comments of the City Engineer are attached.

Vacation of Public Right-of-Way

The applicant proposes the City vacate public right-of-way, and the formal application for the vacation would occur with final plat. Staff has anticipated that the 2019 public street project in the neighborhood would determine the need for public right-of-way, and that excess right-of-way would be identified and vacated throughout the neighborhood at that time. For this subdivision, the applicant proposes vacation of certain portions of the alley between North Owasso Blvd. and Grand Ave., and the east half of the segment of Centre St. The areas are shown on the submitted plans.

Staff notes that the portion of Centre St. is used by other nearby owners to access the rear of their properties via an unpaved driveway from No. Owasso Blvd, and that drive continues west from Centre St. in the alley, along a portion of the alley proposed for vacation. There are also overhead utility lines that have been constructed in this street segment. Throughout the neighborhood, other portions of public alley right-of-ways have been vacated by the City upon request by the adjoining property owners. Comments from these property owners indicate that they rely on the existing drive for access to garages and vehicle storage sites on their properties, and they do not favor vacation that will affect that access. Staff notes that while the plan presented to the City was prepared by a surveyor, no field work has been performed. Any subsequent review must include the locations of the traveled drives within the right-of-ways and relative to the portions of the right-of-ways that are proposed for vacation.

Vegetation and Woodlands

The property is wooded with mature trees dominated by cottonwoods and oaks. Staff expects that there will be a significant reduction in the tree cover due to the street improvements and house construction. The applicant prefers to preserve many of the oaks. A tree inventory is required with the Development Stage/Preliminary Plat, and replacement trees must be planted in accordance with Code. Grading activity often disturbs trees, and so tree protection, fencing and wood chips, will be required to protect retained trees during grading and construction.

Public Comment

Property owners within 350 feet the development site were notified of the request, development notification signs were posted on the property. Six written comments with concerns about changing the nature of the neighborhood, traffic, vegetation, and wildlife have been submitted. Comments from the property owners who use the segment of Centre St. to access the rear of their properties are concerned with the future vacation request. Several comments express appreciation for the area's dead end streets, while another requests better access for public safety purposes. The comments are attached.

Recommendation

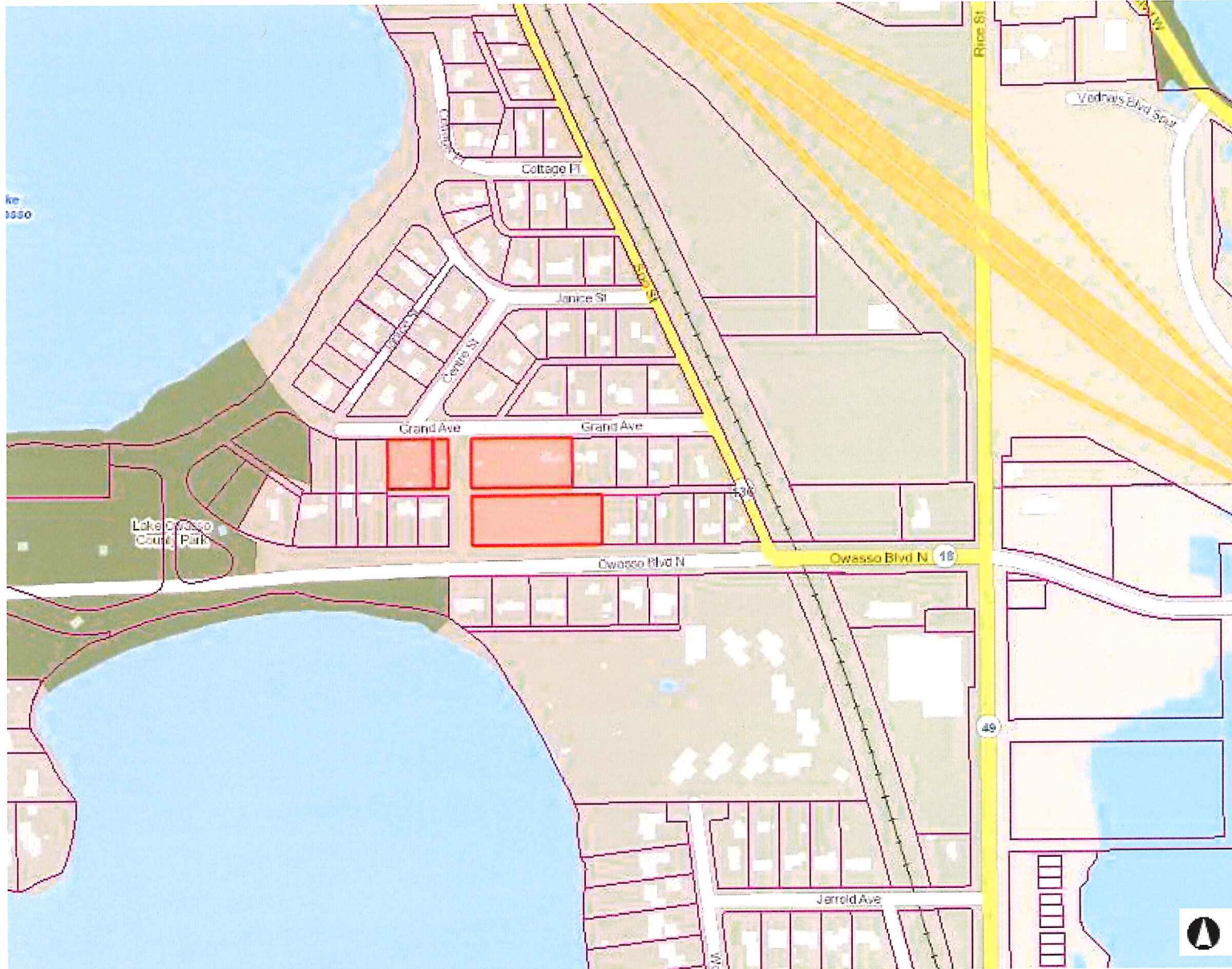
This is the first step in the City's review process for the development of 10 lots for single-family housing. If the applicant chooses to move forward with this proposal, several other approvals are needed from the City, including a Plat and, if necessary, PUD, Development Stage.

At this time, the Commission is being asked to take comments from the public, review the concept plans, and identify issues or concerns regarding the use and the site that may require further attention as the developer considers plans for the subsequent development applications.

No formal public hearing or action is taken on this PUD Concept application.









Attachments:

1. Location Map
2. Submitted Plan
3. Aerial Photo
4. Plat of Owasso, 1890
5. Zoning Map
6. Planned Land Use Map
7. Memo from Rick Current, Fire Marshal, LJFD
8. Public Comment



Legend



-  City Halls
-  Schools
-  Hospitals
-  Fire Stations
-  Police Stations
-  Recreational Centers
-  Parcel Points
-  Parcel Boundaries

Notes

Osterbauer Property - Location Map

773.1 0 386.57 773.1 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

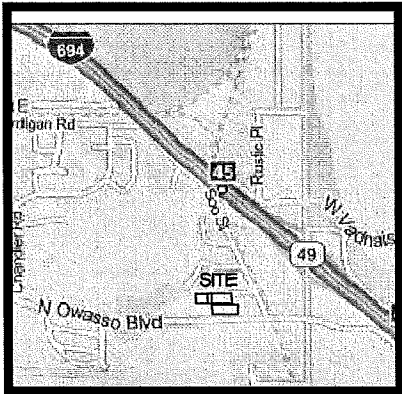
THIS MAP IS NOT TO BE USED FOR NAVIGATION

OSTERBAUER PRELIMINARY CONCEPT PLAN

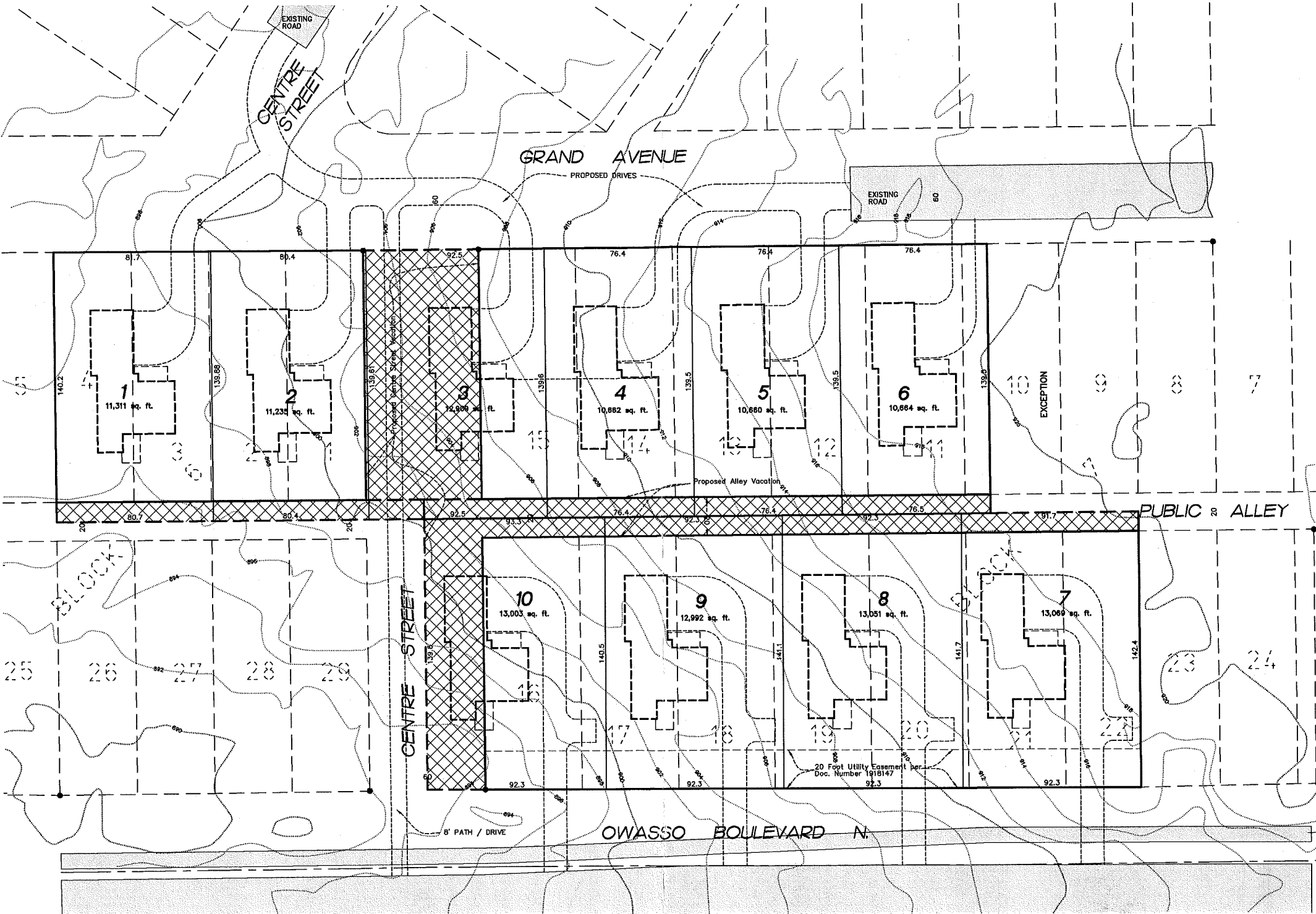
~for~ Zawadski Homes
~of~ 244 Grand Avenue
273 Grand Avenue
244 Owasso Blvd.

VICINITY MAP

PART OF SEC. 36, TWP. 30, RING. 23



RAMSEY COUNTY, MINNESOTA
(NO SCALE)



DEVELOPMENT NOTES:

- Approximate Parcel area (including proposed Centre Street vacation) = 2.74 acres
- Total number of proposed units = 10 units
- Average density = 3.65 units/acre
- Minimum Lot Size = 10,000 sq. ft.

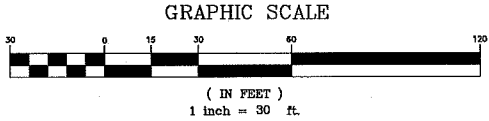
PROPERTY DESCRIPTION

Lots 1 thru 4, Block 6 inclusive, Lots 10 thru 22, Block 7 inclusive, Except the east 37 feet of said Lot 10, all in the plot of OWASSO, Ramsey County, Minnesota.

NOTES

- Existing Zoning = R-1
- No field survey or boundary work completed as of this date.
- Contours shown per Ramsey County G.I.S. mapping.
- This survey was prepared without the benefit of title work. Additional easements, restrictions and/or encumbrances may exist other than those shown hereon. Survey subject to revision upon receipt of a current title commitment or an attorney's title opinion.

DRAWN BY: MMD	JOB NO: 12054PP	DATE: 10/29/13
CHECK BY: JER	SCANNED	
1	11/04/13	REVISE LAYOUT / ADD DRIVES
2		
3		
NO.	DATE	DESCRIPTION
		BY





- Legend**
- City Halls
 - Schools
 - Hospitals
 - Fire Stations
 - Police Stations
 - Recreational Centers
 - Parcel Points
 - Parcel Boundaries



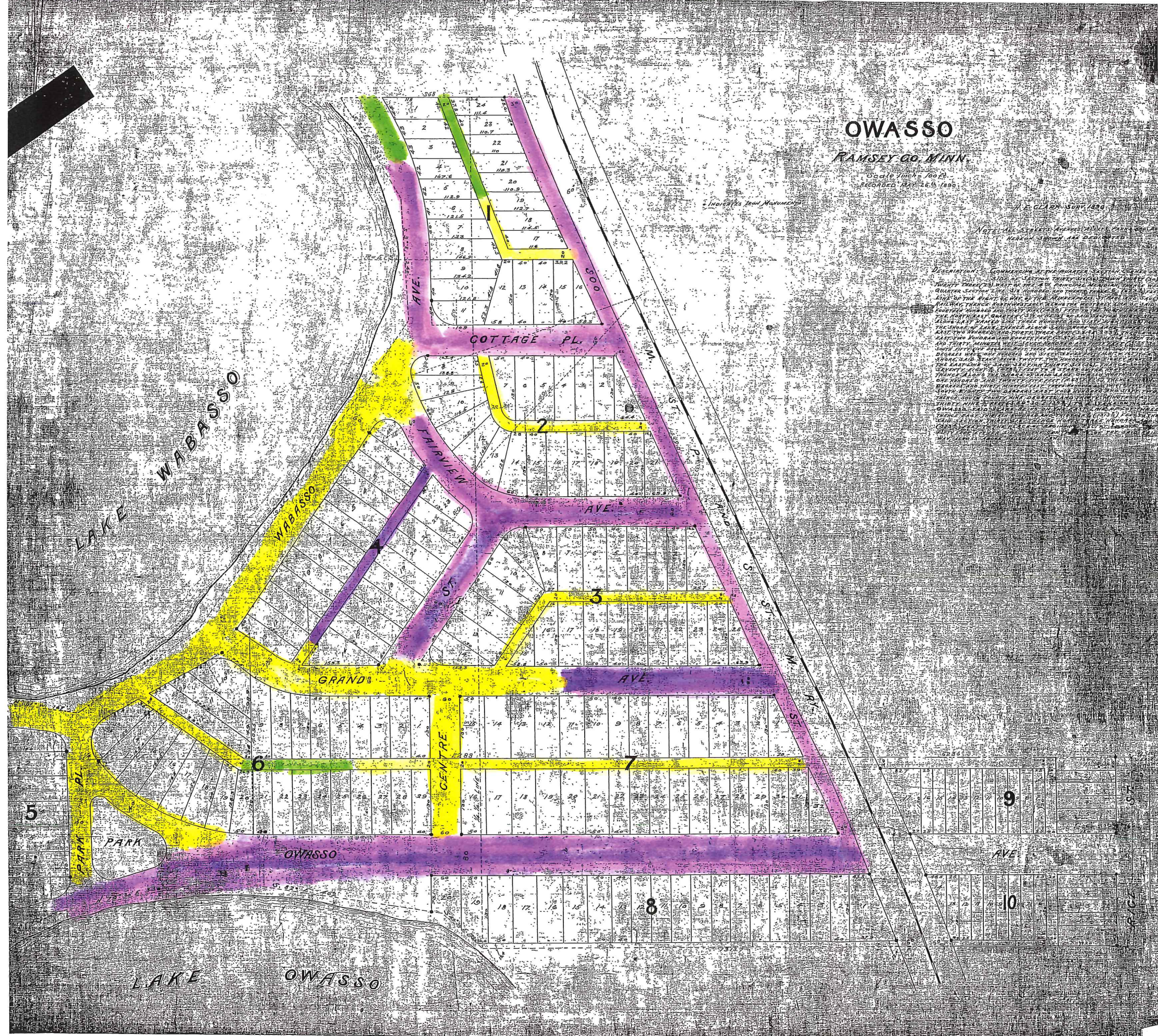
100.0 0 50.00 100.0 Feet

NAD_1983_HARN_Adj_MN_Ramsey_Feet
© Ramsey County Enterprise GIS Division.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes
Enter Map Description



OWASSO

RAMSEY CO. MINN.

Scale 1 inch = 100 feet
Recorded May 26, 1899











NOTE: ALL STREETS ARE OPEN TO PUBLIC TRAFFIC
HEREIN SHOWN ARE DEDICATED

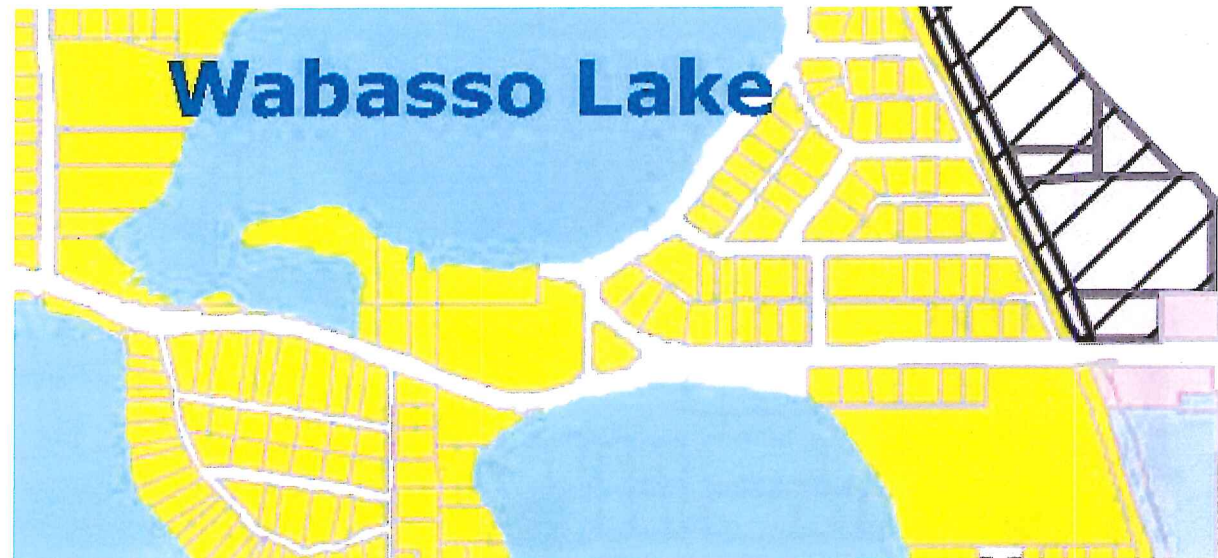
DESCRIPTION: COMMENCED AT THE N.W. CORNER OF SECTION 23, TOWNSHIP 23 N., RANGE 12 W., QUARTER SECTION 23, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

PAVEMENT/STREET STATUS:

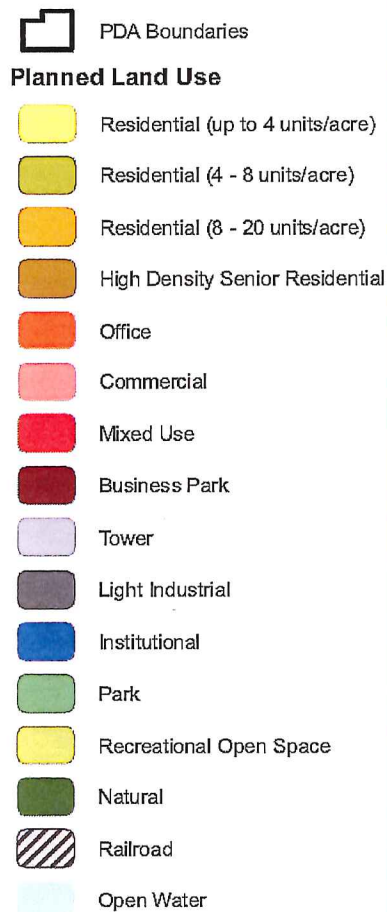
- UN-IMPROVED
- IMPROVED
- VACATED

Zoning Classifications

-  RE - Residential Estate
-  R1- Detached Residential
-  R2 - Attached Residential
-  R3 - Multi-Dwelling Residential
-  R4 - Mobile Home Residential
-  C1 - Retail Service
-  C2 - General Commercial
-  OFC - Office
-  I - Industrial
-  T - Tower
-  OS - Open Space
-  PUD - Planned Urban Development
-  UND - Urban Under Developed
-  BPK - Business Park
-  Water



Excerpt from the Shoreview Zoning Map,
March 9, 2009



Excerpt from Map 4-3,
Planned Land Use,
2008 Shoreview
Comprehensive Plan



LAKE JOHANNA FIRE DEPARTMENT

5545 LEXINGTON AVENUE NORTH • SHOREVIEW, MN 55126
OFFICE (651) 481-7024 • FAX (651) 486-8826

November 15th, 2012

To: Rob Warwick

From: Rick Current

File No. 2506-13-33

Rob,

Below are my comments on this project.

- Hydrants to be located to meet the 300' distance between
- Access road to be minimum 12' wide
- Access road to be maintained for access
- Clear address labeling of houses
- Connecting private road to Center & Janice Street would be highly recommended

Sincerely,

Rick Current
Fire Marshal
Lake Johanna Fire Department

Date: November 26, 2013

To: Rob Warwick, Senior Planner

From: Mark Maloney, Public Works Director
Tom Wesolowski, City Engineer

Subject: Osterbauer Preliminary Concept Plan Review

The City of Shoreview Engineering staff has reviewed the Osterbauer preliminary concept plan and has the following comments:

1. The proposed project is located within the jurisdiction of the Ramsey-Washington Metro Watershed District (RWMWD). The entire development will disturb more than 1-acre, so a permit from the RWMWD will be required. The City requires that all information that is submitted to Ramsey-Washington as it relates to the proposed development also be sent to the City of Shoreview.
2. Water main and Sanitary Sewer is located within the Grand Avenue and Owasso Boulevard N. right of way and available to service the proposed lots. The record drawings show there may be some water and sanitary sewer services in the development area. These services are required to be abandoned at the mains or as required by the City Engineer.
3. The reconstruction of the improved portion of Grand Avenue is proposed as part of a larger project programmed for 2019 that includes the neighborhood to the north. As part of that project Grand Avenue was to be extended to the west and connected to Centre Street and Janice Street. If the development project proceeds the City would require the reconstruction of the improved portion of Grand Avenue and extension to the west be constructed as a public improvement project to be completed in conjunction with the development.
Completing the extension of Grand Avenue would provide multiple benefits to the Developer. The homes along Grand would have direct access to a public roadway that would be maintained by the City. The stormwater treatment requirements from the RWMWD could be addressed by the stormwater collection and treatment system that would be installed with the road. Public safety would also be improved by providing additional access points and a roadway wide enough to accommodate emergency vehicles.
The Developer portion of the costs associated with extending Grand Avenue would be negotiated with the City.



Robert Warwick <rwarwick@shoreviewmn.gov>

Comments on Zawadski Homes PUD File#2506-13-33

Frederick Gelbmann <rickg50@yahoo.com>

Mon, Nov 18, 2013 at 10:16 AM

Reply-To: Frederick Gelbmann <rickg50@yahoo.com>

To: "rwarwick@shoreviewmn.gov" <rwarwick@shoreviewmn.gov>

Cc: Paul Gelbmann <4email2paul@gmail.com>

Mr. Warwick,

Thank you for the information regarding the Zawadski Homes Planned Unit Development proposal.

I am writing on behalf of my mother, Lois Gelbmann who resides at 294 Janice Ave. just west of the proposed development.

Overall she does not have major concerns about the proposed development but she does have a concern with another issue that may need to be considered in the design of the Zawadski site.

Her concern is related to the limited emergency vehicle access along Janice Avenue due to the single lane and dead end nature of the roadway. Two times last winter I was not able to reach my mother's house by car for more than 20 minutes due to blockage by large vehicles in the roadway. I believe this is a public safety response time issue that needs to be addressed.

While I understand that the Janice Avenue emergency vehicle access issue is separate from the Zawadski Homes proposal I believe there may be an opportunity to plan the roadways in a way that will facilitate the future resolution of the Janice Avenue vehicle access issue.

The question I would like you and the Planning Board to consider is:

What modifications to the Zawadshi proposed plans can be made that would facilitate resolution of the Janice Avenue vehicle access issue?

I would be happy to further discuss our concerns and ideas with you. You may reach me via email or by calling the phone number listed below.

Regards,

Rick Gelbmann
651 429-5125



Zawadski Homes
Planned Unit Development-Concept Stage
File No. 2506-13-33

Comments:

MY GREATEST CONCERNS ARE INCREASED TRAFFIC TO
A QUIET NEIGHBORHOOD, POSSIBLE FUTURE ASSESSMENTS FOR
ROAD IMPROVEMENTS, STORM SEWER ECT. . PROPERTY TAX
INCREASES, DAMAGES TO EXISTING ROADS DURING
CONSTRUCTION, (CEMENT TRUCKS, LUMBER TRUCKS).
THAT ABOVE ARE MY PUBLIC CONCERNS, PERSONALLY
I'D MUCH RATHER HAVE WOODS TO WALK THROUGH THAN
A HOUSING DEVELOPMENT.

Name: Michelle Swenson
Address: 262 JANICE ST

RECEIVED

NOV 25 2013

Zawadski Homes
Planned Unit Development-Concept Stage
File No. 2506-13-33

Comments:

Having lived in my 297 N. Duane Blvd home for fifty-seven years - I am concerned of the plans; I'm so use to the woods being there - it would be quite different looking, some for the good - some not. Now the concerns would be - will this make my taxes higher? The bigger concern is 2 years ago when the Krois - put in all the houses further down on N. Duane - the sewer couldn't handle all the added sewage and we had it back up in our basement - not once but three times. We were building and had a big loss of material - after fighting with the city - we got a "big \$5000". Will that happen again? Many of the new neighbors, probably don't even know about that.

Name: Mary Lane High
Address: 297 N. Duane Blvd

t:/2013pcf/2506-13-33 248 grand/neighborhood survey

P.S. When would this project start and how long will it take? Will it effect the traffic?

IVED
NOV 25 2013

Zawadski Homes
Planned Unit Development-Concept Stage
File No. 2506-13-33

Comments:

WE HAVE LIVED ON CENTRE ST. FOR 29 1/2 YEARS.
THE ORIGINAL IMPETUS FOR HAVING A HOME HERE WAS: A) THE
WOODS; B) ^{Trees} DEAD END STREETS W/FEW HOUSES; WHICH: C) LEFT FOR LITTLE
TRAFFIC; D) THE ECLECTIC NATURE OF THE HOUSES; E) MUCH MORE
UPON PERUSAL OF THIS PROPOSED DEVELOPMENT WE FEEL STRONGLY
THAT THIS SHOULD NOT HAPPEN - AT LEAST AS SHOWN HERE.

1. WE CAN'T VISUALIZE 10 HOUSES ^{WAY} IN THE AREA DESCRIBED
SEEMS LIKE TOO MANY FOR THE SPACE.
2. LARGE AMOUNTS OF WOODLOT AND TREES WOULD BE REMOVED AT GREAT
DAMAGE TO THE ESSENTIAL NATURE OF THIS ~~AREA~~ NEIGHBORHOOD.
3. MAJOR WILDLIFE DISLOCATION WILL OCCUR.
4. TRAFFIC WILL INCREASE IN TOO LARGE AN INCREMENT FOR THE AREA.
BASICALLY, WE CANNOT ENDORSE PROCEEDING WITH THIS DEVELOPMENT.
THANK YOU FOR THE CHANCE TO COMMENT.

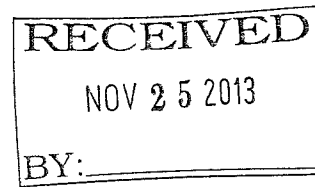
Name: GREG CHRISTIANSEN
Address: 5392 CENTRE ST.

SHOREVIEW, MN 55126
651-558-1506

November 24, 2013

TO: Rob Warwick, Senior Planner
City of Shoreview

FROM: Paul & Kathy Connolly
3384 Centre Street, Shoreview



Dear Mr. Warwick,

Thank you for your request for comment regarding the proposed redevelopment of the Hagemiller/Osterbauer property. As one of the homeowners that reside at the very end of Centre St. we will be one of the most impacted by this proposal. We've lived in our home on Centre St. for 17 years and enjoy the fact that this neighborhood is a hidden gem. Our knee-jerk reaction to this proposal was, of course, negative. We did not want to see our quiet little neighborhood on a street that goes nowhere, developed. However, to be fair, Paul & I had a discussion regarding the pros and cons of this taking place.

Our greatest concerns are the number of homes slated for construction, and the quality of the homes.

- o We would prefer to see not more than 7 homes built to allow for larger, prettier lots that retain more green space
- o With fewer homes built there will be less additional traffic, noise and people; we would like to retain the quiet, secluded nature of this neighborhood
- o It doesn't seem as though there is enough land for 10 homes; will the homes be small and inexpensive attracting lower income buyers, and thereby causing value depreciation of the existing homes in the neighborhood?

For the last 14 years we've had 2 dogs. Pretty much every morning I've walked them through the dead end of Centre St. to the regional park. During these walks through the "woods" we've encountered a great deal of wildlife; deer, opossum, raccoons, red fox, muskrats, not to mention countless squirrels and rabbits. Most of these animals have also traipsed through our front yard. We enjoy the fact that our neighborhood butts up to the regional park and attracts this wildlife. A public trail sounds nice. Is there an opportunity to expand on the trail idea and specifically plan for some "wild/green" space within the development that could still attract these animals; A kind of corridor between the homes and the park? We don't want to see this development completely demolish the woods and the wildlife that are part of our quality of life here.

If Zawadski Homes is willing to move forward with their development in a manner that is sensitive to the reasonable wishes of the folks that have lived in this neighborhood for so long, we believe it could be mutually beneficial.

Sincerely,


Kathy Connolly
651.486.6885

November 25, 2013

RECEIVED
NOV 25 2013

Notes to the Planning Commission regarding the Osterbauer preliminary concept plan

My name is Brian Klassen and my family and I live at 271 Owasso Blvd North. My residence comprises lots 28 and 29 that lie just to the west of the undeveloped Centre Street. My comments involve the partial vacating of Centre Street and the introduction of a bike path running along the eastern boundary of my property.

Firstly, my concern is that such a plan would not allow access to the rear of my property where I now store a motor home and a small trailer. Currently I and my neighbor to the west (lots 26 & 27) use this corridor (the western side of Centre St) on a regular basis.

Secondly, I fear adding a new bike path on the eastern edge of my property to the already existing bike path on the southern edge of my property would result in excessive pedestrian/bike traffic and decreased privacy for me and my family.

In response, I would like to propose that Centre Street be vacated in its entirety with the western part of Centre Street adjacent to lot 29 turned over to myself. That would ensure that my neighbor and I would continue to have access to the rear of our properties.

I concur with the proposal to vacate the alley behind lots 26 through 29 which makes sense if the city is going to vacate all or portions of Centre Street.

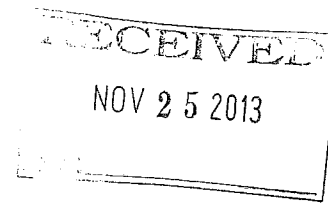
Thank you for your consideration.

Sincerely,



Brian Klassen
271 North Owasso Blvd
Shoreview, MN 55126
651.482.8733

Zawadski Homes
Planned Unit Development-Concept Stage
File No. 2506-13-33



Comments:

I HAVE CONCERNS ABOUT THE ALLEY. WE USE THE THE
ALLEY AND CENTER ST. TO ACCESS OUR HOME. OUR
GARAGE FACES THE ~~ALLEY~~ ALLEY SO WE NEED
THAT TO GET INTO THE GARAGE. I AM ALSO
INTERESTED IN THE LOTS ~~FOR~~ BETWEEN MY LOT
(AND THE GARAGE THAT IS THERE) I
I WILL BE AT THE MEETING.

Thank you

Name: LEE BRUNDELSON
Address: 277 N. OLWASSO BLVD

651-253-4866